



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Tuesday, October 28, 2025 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas to consider the following matters.

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

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

1. Proclamation - Municipal Court Week - Wehrmeister
2. Proclamation - Veteran's Day - Tijerina
3. September 2025 Employee of the Month - Munguia
4. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
5. Departmental Reports – Terrazas / A. Garcia
6. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co., Adoption of Ordinance # _____ - Cervantes
8. Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units "M", "N", "O", "P", and "Q", Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M. Applicant: Royal Water LLC, Adoption of Ordinance # _____ - Cervantes

9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo, Adoption of Ordinance # _____ - Cervantes
10. Conduct a public hearing and reconsideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned General Business (C-3) District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance # _____ - Cervantes
11. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos, Adoption of Ordinance # _____ – Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza, Adoption of Ordinance # _____ – Cervantes

CONSENT AGENDA

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

13. Approval of Minutes – Carrillo
Regular Meeting – October 14, 2025
14. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Shary Golf Course – September 11, 2025
Speer Memorial Library Board – May 27, 2025
Accommodations Review Board – June 25, 2025
Zoning Board of Adjustments – June 25, August 27, 2025
Planning and Zoning Commission – September 3, September 17, 2025
15. Approval of Resolution # _____ to deny the statement of intent filed by Texas Gas Service Company to increase rates - Elizalde
16. Authorization to award bid RFB 26-003-10-08 Construction of Restrooms at Shary Municipal Golf Course to Jax Construction in the amount of \$103,266.00 - M. Fernuik
17. Authorization to solicit proposals for qualifications for On-Call Engineering Services for Geotechnical and Material Testing Services – Gonzalez

18. Authorization to Solicit for Bids for the purchase of Ready Mix Concrete Services for the Public Works Department – Gonzalez
19. Authorization to purchase twenty-eight (28) bulletproof vests for police officers, from Galls, LLC (Buyboard #773-25), totaling \$26,773.56 with \$13,386.78 reimbursable from the U.S. Department of Justice. - Torres
20. Approval of Resolution No. _____ authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the City of Mission's Veterans Day Parade on November 8, 2025 - Torres
21. Authorization to award bid RFB 26-002-10-07 Purchase of Oils and Lubricants to Armond Oil Company - Mendiola
22. Authorization to accept grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation in the amount of \$2,500 with no match requirement - Elizalde
23. Approval of Resolution # _____ authorization to declare five hundred fourteen (514) chairs as surplus property from the Mission Event Center – A. Lerma
24. Approval of Ordinance # _____ amending Ordinance #5714 adopting three (3) additional personnel to the Classified Position of Firefighter for the Mission Fire Department – Munguia
25. Authorization to approve 100% Fee Waiver Application for South Texas Music & Cultural Arts Foundation – A. Lerma
26. Authorization to purchase uniforms for new and current personnel from NAFECO, Inc. via Buy Board Contract #773-25 for FY 2025 – 2026 for a total cost of \$60,000.65 - Silva
27. Authorization to enter into a Memorandum of Understanding with Region One Education Center relating to the GROW RGV, Tree Canopy Project - Bentsen

APPROVALS AND AUTHORIZATIONS

28. Consideration and possible action to adopt Resolution # _____ establishing a Native Plants Ad Hoc Committee - Cervantes
29. Authorize Mayor to execute an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation related to the construction of infrastructure improvements for a property owned by MEDC and located at 1407 East Expressway 83, Mission, Texas – T. Garcia
30. Authorization to Award Bid RFB 25-711-09-24 Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant No. 23-152-003-E070 to P&C Oil Field Service, LLC in the amount of \$479,508.25 for the Public Works Department – Gonzalez
31. Authorization to Extend Bank Depository Services Contract with Texas National Bank Related to RFP 21-441-09-15– Roman
32. Approval of Resolution # _____ of the City Council of the City of Mission, Texas, Supporting an Educational Campaign Regarding Proposition 4 to amend the Texas Constitution to dedicate a portion of revenue derived from State Sales and Use Taxes to the Texas Water Fund – Terrazas

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters)
Evaluation of City Manager relating to goals and objectives
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney),
Section 551.072 (Real Property) related to Cimarron
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney),
Section 551.072 (Real Property) regarding Approval of Resolution No. _____ determining a
public necessity and granting authorization to exercise the use of eminent domain authority to
acquire certain real property, giving notice of an official determination to acquire said property
described generally as Parcel 27, a 2,087 square feet or 0.048 of one acre tract of land,
situated in lot 19-1, West addition to Sharyland Subdivision, in the City of Mission, Texas, and
being out of a 0.55 of one acre tract of land, remainder of a 19.57 acre tract of land, as
recorded in volume 1, page 56, of the Official Records, Hidalgo County, Texas, for the
construction or improvement from Business IH-2 to Military Road (Parkway Loop) of
Inspiration/Military Parkway Project

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 22nd day of October,
2025 and will remain posted continuously for at least three business days preceding the
scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests
for accommodations for a disability must be made 48 hours prior to this meeting. Please notify
the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **28th day of October, 2025** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **22nd day of October, 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 on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

Proclamation

City of Mission



WHEREAS, municipal courts play a significant role in preserving public safety and promoting quality of life in Texas.

WHEREAS, more people come in contact with municipal courts than all other Texas courts combined and public impression of the Texas judicial system is largely dependent upon the public's experience in municipal court.

WHEREAS, state law authorizes a municipality to either appoint or elect a municipal judge for a term of office, the Mission Municipal Court is a state court, and its judges are members of the state judiciary.

WHEREAS, the procedures for the Mission Municipal Court operations are set forth in the Texas Code of Criminal Procedure and other laws of the State of Texas.

WHEREAS, the City of Mission is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us and that judges and court personnel should comply with the law and act in a manner that promotes public confidence in the integrity and impartiality of the judiciary;

WHEREAS, Mission Municipal Judges are not policy makers for the City of Mission but are bound by the law and the Canons of Judicial Conduct and are required to make decisions independent of the governing body of the City Council, city officials, and employees;

WHEREAS, the City Council recognizes that the Constitution and laws of the State of Texas contain procedural safeguards in criminal cases for all defendants, including indigent defendants, and supports the Mission Municipal Court in complying with such legal requirements.

NOW, THEREFORE we the city council of the City of Mission, Texas proclaim the week of November 3-7, 2025 as:

"Municipal Court Week"

in recognition of the fair and impartial justice offered to our citizens by the municipal court of Mission.

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

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, we are pleased and honored that the City of Mission. City Council will pay tribute to the dedicated veterans who have served this great nation with such distinction. both in peace time and in war: and

WHEREAS, our community has a continuing sense of gratitude to those who have given so much in the defense of the freedoms which we all continue to enjoy; and

WHEREAS, in honor of those dedicated men and women. we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy: and

WHEREAS, on this patriotic occasion. let us all commit ourselves to the great need of fostering a spirit of re-dedication to the ideals that have served as the foundation of this country- "One nation. under God. indivisible. with liberty and justice for all."

NOW, THEREFORE, we the City Council of the City of Mission invite all Veterans to participate in our Veteran's Day Freedom Parade on Saturday, November 8, 2025. and Veteran's Day Thank You Bar-B-Que on Tuesday, November 11, 2025 at the Mission Event Center from 11 a.m. to 1:00 p.m.

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

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers

AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:

Code Enforcement – September 2025

Public Works – September 2025

Speer Memorial Library – September 2025

Mission Fire Department – September 2025

Emergency Ambulance Response Report – September 2025

Mission Fire Prevention – September 2025

Building Permit & Inspections – September 2025

Planning – September 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 *JP7 / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Code Enforcement

Monthly Report

September 2025

WEEDY LOT LETTERS	52
PROERTIES SENT TO MOWER'S LIST	51
PROPERTIES MOWED	25
SIGNS PICKED UP/RIGHT OF WAYS, BANDIT, TELEPHONE & GARAGE	27
ACCUMULATION OF ITEMS	2
COMMERCIAL PARKING LOT MAINT.	0
CONSTRUCTION W/O PERMITS /SETBACKS	0
DEMOLITION OF UNSAFE BUILDINGS	0
DOUBLE OCCUPANCY/HOOKED RV	1
HEALTH & SANITATION	22
HOME OCCUPATION	4
ILLEGAL DUMPING	4
IPMC VIOLATIONS	3
JUNKED VEHICLES/ BOATS	1
NO BUSINESS LICENSE/CUP REQ'D/ NO GARAGE SALE PERMITS	2
NON-RESIDENTIAL PARKING/SEMI TRUCKS	4
P & Z ZONING VIOLATONS/SUBDIVISION	0
PARKING ON LAWN	5
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY/DRIVEWAYS	12
STORAGE OF VEHICLES/BOATS/TRAILERS	1
UNSAFE / UNSECURED BUILDING	3
WEEDY LOTS	103
GARAGE SALE PERMITS	267
CASES FILED IN COURT	10
CASES SEEN IN COURT	92
CASES CLOSED	46



Public Works

**September 2025
Monthly Report**



**Water Distribution
Water Line Break Repair Project**

Street Paving Project



Bryan Rd & Griffin Parkway

Rosalinda St & Davina St



Public Works Projects



PUBLIC WORKS Table of Contents September 2025

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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON

‡ UTILITY BILLING ACCRUALS ‡

BILLING TYPE	SEP - 2025	SEP - 2024	FYTD 24-25	FYTD 23-24
Water Consumption (Gals.)	415,322,000	383,502,000	4,308,901,000	4,302,206,000
Number of Customers	31,125	30,456		

WATER & WASTEWATER

Water Sales	\$ 1,342,477	\$ 1,258,125	\$ 14,511,955	\$ 14,578,051
Water Sales - <i>Granjeno</i>	2,545	2,387	28,098	28,641
Water Connections	20,455	20,987	519,621	317,158
Reconnect Fees	9,275	5,850	117,350	119,450
Sewage Service	732,544	703,882	8,323,649	8,146,530
Sewage Service - <i>Granjeno</i>	1,258	1,161	15,183	14,835
Industrial Sewer Surcharge	406	399	15,152	10,031
Wastewater Connections	6,620	5,810	138,675	113,240
Service Charge	9,370	7,755	112,033	102,901
Total	\$ 2,124,950	\$ 2,006,356	\$ 23,781,716	\$ 23,430,837

SANITATION

Garbage Fees	\$ 706,701	\$ 687,628	\$ 8,407,977	\$ 8,116,484
Brush Fees	108,712	104,121	1,287,335	1,249,827
Total	\$ 815,413	\$ 791,749	\$ 9,695,312	\$ 9,366,311

DRAINAGE ASSESSMENT FEE

Drainage Assessment Fee	\$ 108,573	\$ 106,746	\$ 1,295,161	\$ 1,272,042
Total	\$ 108,573	\$ 106,746	\$ 1,295,161	\$ 1,272,042

Total Billing	\$ 3,048,936	\$ 2,904,851	\$ 34,772,189	\$ 34,069,190
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‡ UTILITY COLLECTIONS CASH ‡

COLLECTIONS	SEP - 2025	SEP - 2024	FYTD 24-25	FYTD 23-24
Total Collections	\$ 2,137,382	\$ 1,876,341	\$ 23,387,977	\$ 23,484,943

Water Distribution

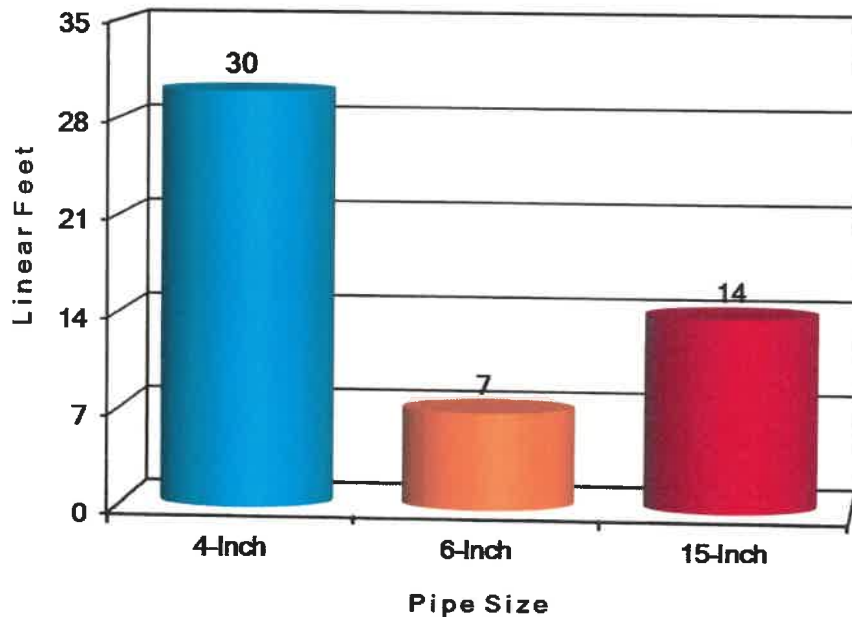
Utility Line Installation

Water Distribution Crews installed 51 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were 19 (nineteen) major water line breaks repaired.

September 2025 Utility Line Installation

4-Inch		6-Inch		15-Inch	
1610 Heritage Ln	4'	1101 Pamela Dr	2'	Sonora St / Palma St	14'
1603 Sherri Lee Dr	2'	Sonora St / Sauz Ave	5'		
703 Doherty	2'				
1002 Pamela Dr	4'				
1003 Pamela Dr	3'				
4202 Sta Marina	2'				
1707 Cardinal St	2'				
2706 San Eduardo	3'				
1006 Pamela	2'				
1711 W 22 nd St	2'				
323 Oblate Ave	4'				
30 LF		7 LF		14 LF	

September 2025 Utility Pipe Line Installation



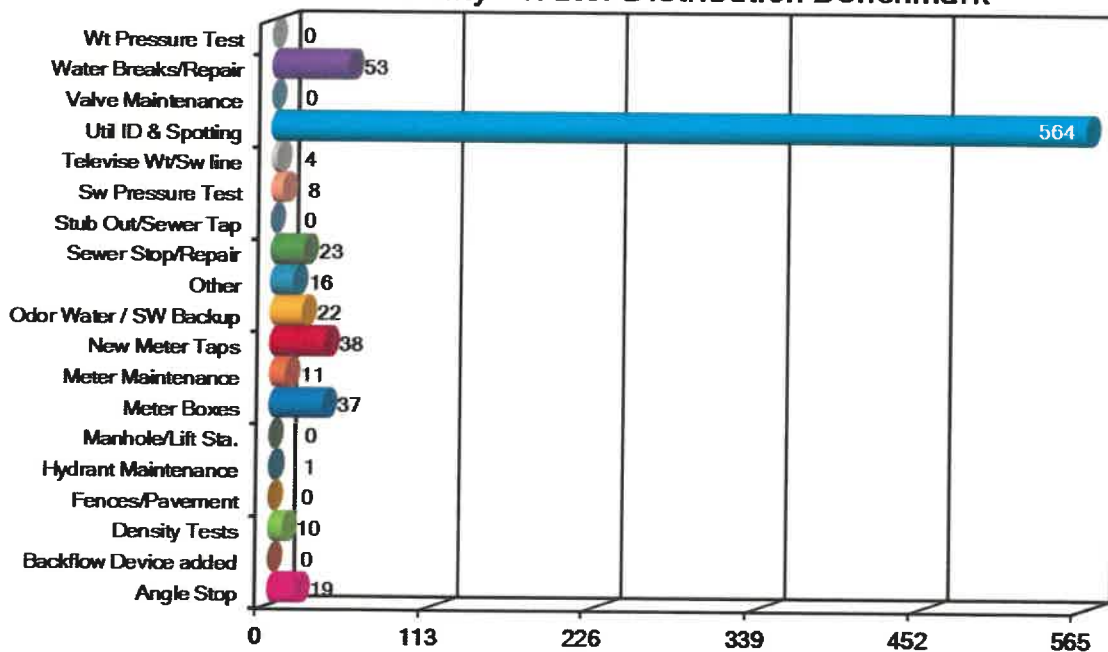
Water Distribution

Water Distribution - Maintenance Benchmark Summary

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

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
Angle Stop	4	13	17	13	3	9	8	12	13	19	19	19	149	155
Backflow Device	0	0	1	0	0	0	0	0	0	0	0	0	1	1
Density Tests	18	10	25	10	25	30	30	57	29	0	15	10	259	144
Fences/Pavement	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hydrant Maintenance	2	0	0	1	3	2	2	2	1	43	1	1	58	505
Manhole/Lift Station	1	4	4	11	0	7	1	2	3	3	0	0	36	76
Meter Boxes	22	61	55	52	113	75	78	51	58	72	39	37	713	711
Meter Maintenance	1	3	5	0	1	2	2	3	10	5	11	11	54	127
New Meter Taps	29	72	56	59	113	74	78	53	60	72	43	38	747	744
Odor Water	7	17	20	22	11	20	22	11	15	27	21	22	215	190
Other	0	1	6	1	8	2	9	10	4	3	15	16	75	232
Sewer Stop/Repair/Tap	9	21	6	21	7	20	3	4	30	77	24	23	245	150
Stub Out Sewer	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Sewer Pressure Test	5	2	28	27	3	3	15	8	16	18	0	8	133	89
Televise Sewer line	6	3	9	21	6	14	3	2	6	7	10	4	91	28
Utility ID & Spotting	720	533	451	512	388	278	270	320	420	593	502	564	5,551	7,764
Valve Maintenance	1	1	1	1	0	0	0	0	0	0	0	0	4	27
Water Break/Repair	50	27	28	28	14	9	14	19	21	6	17	53	286	450
Water Pressure Test	11	5	29	25	3	3	6	9	12	53	2	0	158	36
Totals	886	773	741	804	698	548	541	563	698	998	719	806	8,775	11,439

September 2025 Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections Mr. Lupe Vela and Mr. Charlie Fuentes, Utility Inspectors, conducted inspections on forty-one (41) sites; performed 8 Mandrel Tests and 10 Density Tests. Inspectors worked on 564 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	Anacua Village	7/2024		Mayberry / 8 th St.	Under Construction
2	Anzalduas Industrial Park PH 1	4/2024		Military / Bryan	Under Construction
3	Anzalduas Industrial Park PH 7	3/2024		Military / Bryan	Under Construction
4	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
5	Bellwood Manor	7/2025		2 ½ Trosper	Under Construction
6	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
7	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
8	Bryan Landing	7/2024		Bryan / N. 2 Mile	Under Construction
9	Bryan Road Reconstruction/Drain Proj	8/2025		Holland / 20 th St	Under Construction
10	Camelias Plaza	9/2023		FM 495 / Bryan	Under Construction
11	Cap Storage Victoria Drive, LLC	6/2023		Shary / Victoria	Under Construction
12	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
13	Chipotle	9/2025		Shary / Ruby	Under Construction
14	Conway Village	1/2025		4 Mile / Conway	Under Construction
15	Cross Church	7/2023		Expressway / Glasscock	Under Construction
16	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
17	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
18	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
19	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
20	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
21	Imperio Vista Subd.	8/2025		Holland / 20 th St.	Under Construction
22	Khit Chiropractic	7/2024		Bryan / Bus 83	Under Construction
23	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
24	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
25	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
26	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
27	Mayfair at Trinity	5/2024		Bryan / Trinity	Under Construction
28	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
29	Move It Storage	8/2025		FM 495 / Conway	Under Construction
30	Retama Village VI	1/2025		Bentsen Palm Dr.	Under Construction
31	Schitzu Gardens at James Subd.	9/2025		Bryan / 1 ½ Mile North	Under Construction
32	Sendero Phase I	1/2023		1 Mile South	Under Construction
33	Sendero Phase II	2/2022		1 Mile South	Under Construction
34	Sharyland Bus Park PH I	3/2022		Anzalduas / Military	Under Construction
35	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
36	Springwood Manor Estates	6/2024		Stewart / School Lane	Under Construction
37	Tee Time	3/2025		Mayberry / N Bolz St	Under Construction
38	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
39	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
40	Tree Gardens at James Subd.	9/2025		Bryan / 1 ½ Mile North	Under Construction
41	Trosper Creek	3/2025		2 Mile / Trosper	Under Construction

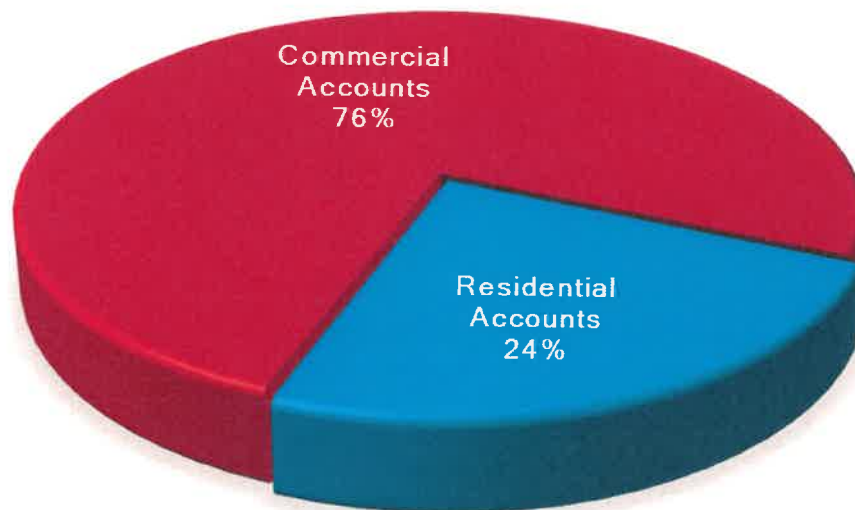
Water Distribution - Backflow Prevention Inspections

The table and graph below show the seventy-four (74) Backflow Prevention Assembly Inspections performed by Mr. Ignacio Salazar through access of the Envirotrax BPAT System in order to keep our water lines free from back siphonages and water pressure backflow contamination.

2024-25 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
Inspection of <i>Commercial Accts</i>	4	6	5	7	6	17	15	22	12	4	27	56	181	71
Inspection of <i>Residential Accts</i>	16	10	14	16	7	5	9	3	1	28	16	18	143	137

September 2025 Backflow Prevention Inspections



Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City's 40 active Sewer Lift Stations and approximately 374.58 miles of sewer lines by responding to 22 sewer backups, 4 sewer line sites televised, cleaned 8 sewer line sites (Jet Rodder 5, Vactor 3) and 470 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
Lift Stations Inspections	185	666	100	453	370	740	133	384	404	370	400	470	4675	5889
Televised Serviced Sites	6	3	9	21	6	14	3	2	6	7	10	4	91	28
Televised Linear Feet	2387	1750	4455	13702	2080	6865	400	800	4300	5530	337	2670	45276	15519
Vactor/Jet Rodder Serviced Sites	15	12	8	15	8	23	26	8	12	3	9	8	147	23
Vactor/Jet Rodder Serviced Linear Feet	2000	3580	2180	4040	2400	27500	5445	2035	2762	350	1985	1910	56187	4428

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



Water Treatment Plant

Water Production and Rainfall Water Plant Operators at our North and South Water Treatment Plants treated 432.284 million gallons of water and our Plant Operators recorded daily the monthly rainfall for September for a total of 3.1 inches.

2024-25 Treated Water Million Gallons (MG)

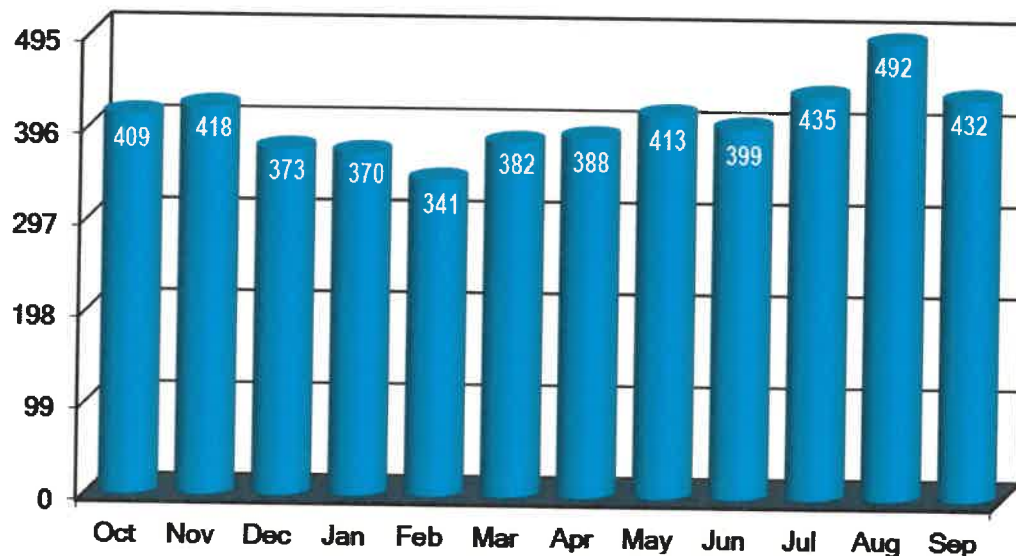
Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
14	17	12	409	418	373	370	341	382	388	413	399	435	492	432	4,852	4,915

Rainfall (Inches)

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
 Rainfall (Inches)	1.30	0.00	0.30	0.70	0.40	6.00	0.00	0.10	3.70	2.20	1.50	3.10	19.3"	25.75"

Parameters Exceeded: N/A

2024-25 Water Production Million Gallons (MG)



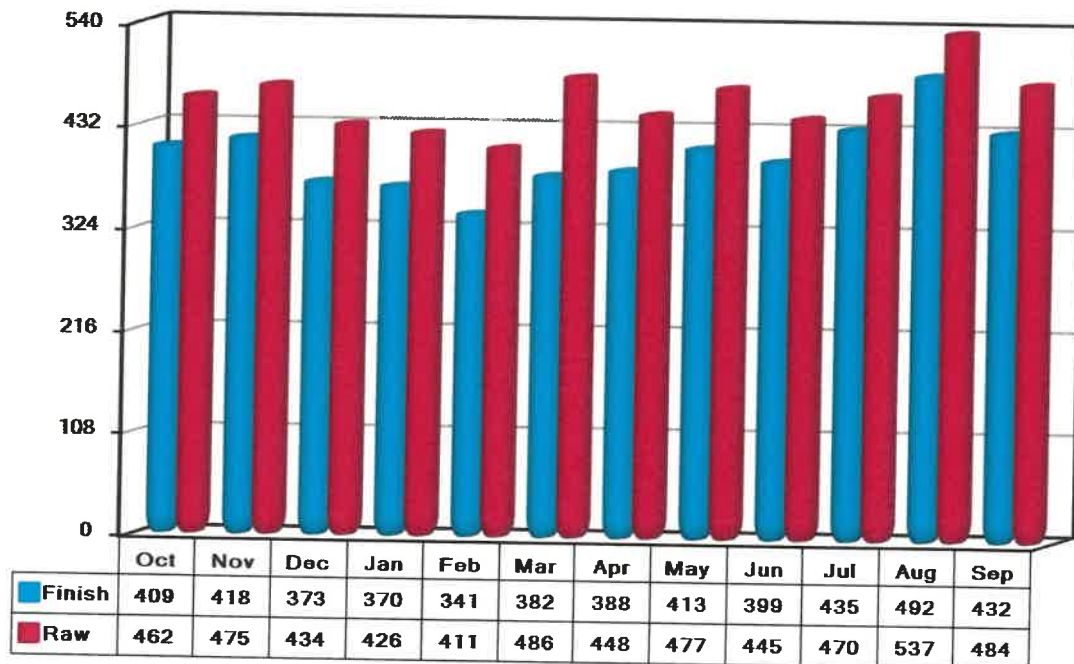
Operations and Maintenance - North Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Staff continued with performing maintenance on pumps and motors.
- Operators performed required daily and monthly water lab analysis, backwashed and cleaned required filters.
- COVID-19 safety practices continue based on the CDC Guidelines and staff are encouraged to wear masks and practice social distancing.
- Reviewed water quality lab results from the following certified laboratories:
 1. Ana-Lab (Chlorite, TOC, SUVA)
 2. Eurofins Eaton Analytical (Chlorite)

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- As of October 3, 2025, the Falcon Reservoir water level is at 16.7% and the Amistad Reservoir water level is at 35.8%, respectively. According to the Brownsville Area Reservoirs Monitor, the average of both reservoir levels is at 26.9%.
- Operators performed daily and monthly water lab analysis, backwashed and cleaned required filters.
- Staff performed necessary Water Plant and Reservoir adjustments; such as water influent, water effluent, water levels and chemical adjustments.
- Staff maintained grass trimmed at two treatment plants, reservoirs and distribution Water Towers.
- Initiated preventive maintenance on equipment as deemed necessary and exercised Emergency Generators weekly.

**Water Treatment Plants
2024-25 Raw & Finish Water
Million Gals. (MG)**



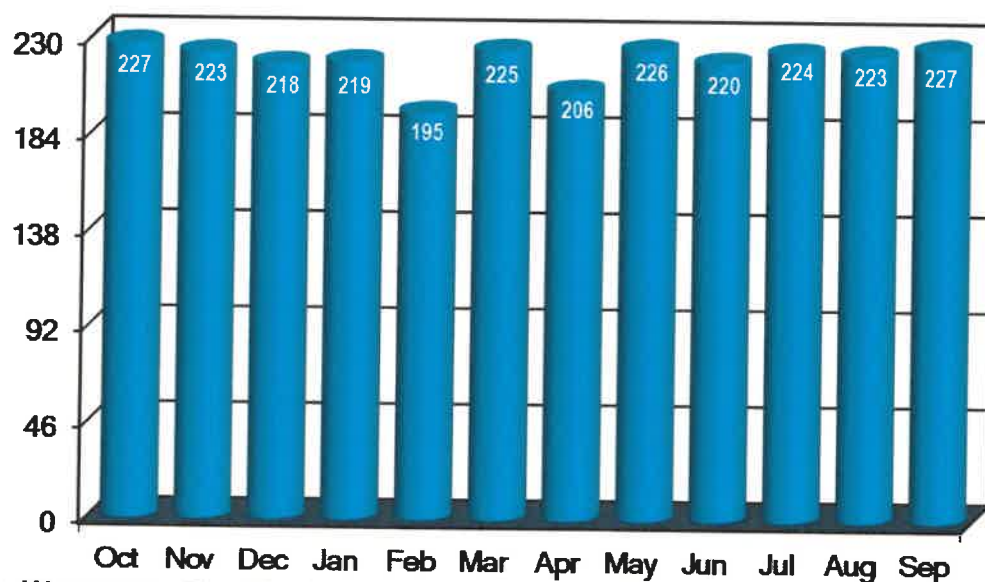
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 226.670 million gallons of Wastewater.

2024-25 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD 24-25	FY 23-24
7.5	9.4	6.8	227	223	218	219	195	225	206	226	220	224	223	227	2,633	2,719

2024-25 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status There were no violations for September; there were no violations for August 2025 that was pending. Plant operated at 53.43% capacity; Plant is rated at 13.5 mgd; and the Plant Yearly Average was 7.213 mgd. There was 7.1 inches of rainfall.

Wastewater - Risk Management Program All employees received Proper Protection Equipment as they may be exposed to hazardous environments. All cleaning and disinfection are done by janitorial staff to keep Plant disinfected as possible. Risk Reducing Training was conducted for severe heat exposure to all Plant Staff.

Wastewater - Staff Developments David Garza was recently promoted from Laborer to Operator Trainee and passed the TCEQ "D" level license and is now a licensed Plant Operator. Andres Garcia will continue to train to obtain his "C" license level of operating the Plant. Eric Hernandez passed his first required exam and is now being trained for other process control operations; his next class is Wastewater Treatment for various types of wastewater processes.

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

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

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators continue routine cleaning of Clarifiers side walls to remove algae buildup.
3. Pumps at our Main Lift Station were exercised for better flow to our Screening System at head works.
4. Operators cleaned "Tea Cup" Grit System at head works on a weekly basis.
5. Maintenance Crew worked on the Lift Station pumps and exercised all pumps at the Main Lift Station.
6. Maintenance Operators worked on thickener pump leaks, repairs and adjustments.

7. Operators worked on maintaining a proper level at the Pretreatment Pond.
8. Maintenance greased bearings on schedule.
9. Operators worked on rotor system at the digester tanks.
10. Grounds keeping was done by all Operators and Grounds Keeper.

Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. Hill-Tex work done at the Plant was as follows.
 - Worked on UV hoist for old side disinfection system.
 - Worked on Lift Station level meter.

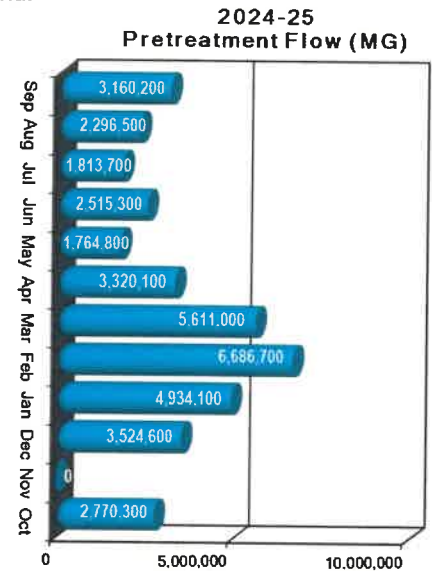
Wastewater - Other Contract Work

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

Wastewater - Lab Status All equipment and supplies met TCEQ standards for analysis and are concurrent with Standard Methods Procedures. ERA annual testing was completed and the City's Lab passed all analysis categories. Reports are pending to be finalized and sent to TCEQ for annual compliance. Plant Supervisor continues using the EPA Discharge Monitoring Report Federal Reporting System to comply with TCEQ Rules and Regulations. Staff is dedicated and committed to the cleaning and disinfection of water and its reintroduction back to the environment.

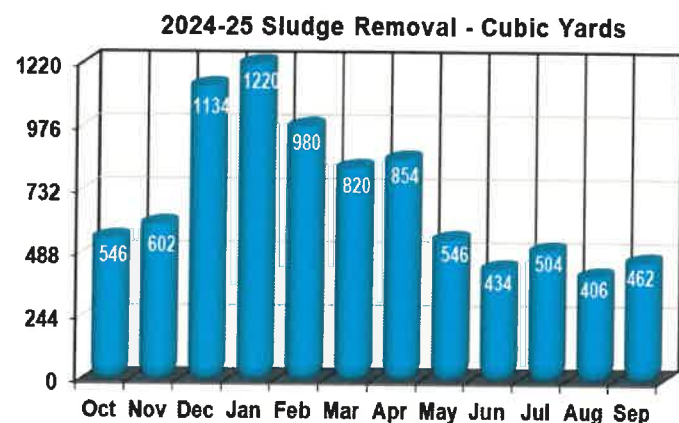
Wastewater - Special Projects The Capital Improvement Projects include clarifier covers for UV light protection Industrial Pond Rehab, Digester Aeration upgrade and other needed projects; Being discussed are future improvements for redundancy at our Dewatering Sludge System (Belt Press). Clarifier Covers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

Pretreatment Three surface Aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continue to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 33 truckloads of 165,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 3,160,200 million gallons. Total sludge hauled was 462 cubic yards equivalent to 33 roll off containers.



2024-25 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	39	546
Nov	43	602
Dec	63	1,134
Jan	61	1,220
Feb	49	980
Mar	41	820
Apr	61	854
May	39	546
Jun	31	434
Jul	36	504
Aug	29	406
Sep	33	462
FYTD 24-25	525	8,508
FY 23-24	530	7,365



Street Division - Benchmark Summary

Our Street Crews paved 564 linear feet at Rosalinda Street and Davina Street; patched approximately 675 Potholes; placed a total of 70 Signs and 25 Poles (cemented); inspected and repaired 178 Traffic Lights and Street Lamps; 479 Street Miles was swept; removed 227 Tires. Street Crews cleared right-of-way tree limb obstructions. There were 259 customers and a monetary Collection of Debris totaling \$ 7,623.

Street Improvement & Construction Projects

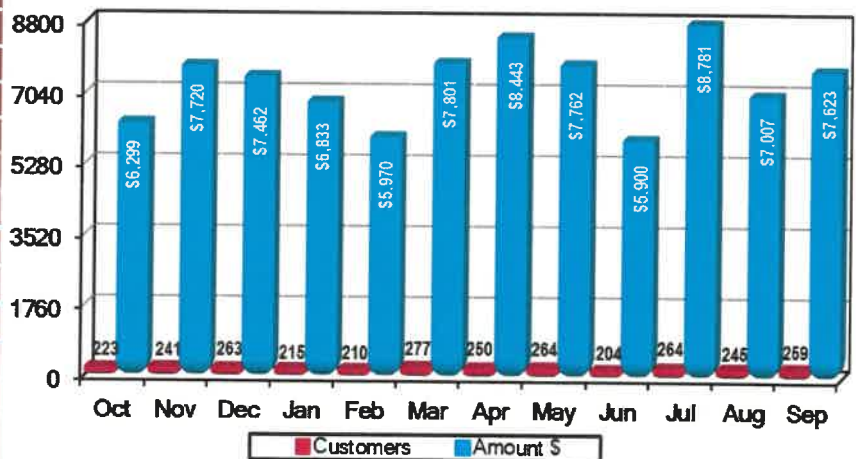
Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
Rosalinda St / Davina St (140 tons)	27 x 564	100%	100%	\$ 9,800	Street Department

Collection of Debris

There were 259 City of Mission customers with a monetary collection of debris totaling \$ 7,623.

Month	Customers	Amount \$
Oct	223	\$ 6,299
Nov	241	\$ 7,720
Dec	230	\$ 7,462
Jan	215	\$ 6,833
Feb	210	\$ 5,970
Mar	277	\$ 7,801
Apr	250	\$ 8,443
May	264	\$ 7,762
Jun	204	\$ 5,900
Jul	264	\$ 8,781
Aug	245	\$ 7,007
Sep	259	\$ 7,623
24-25	2,882	\$ 87,601
23-24	2,582	\$ 71,496

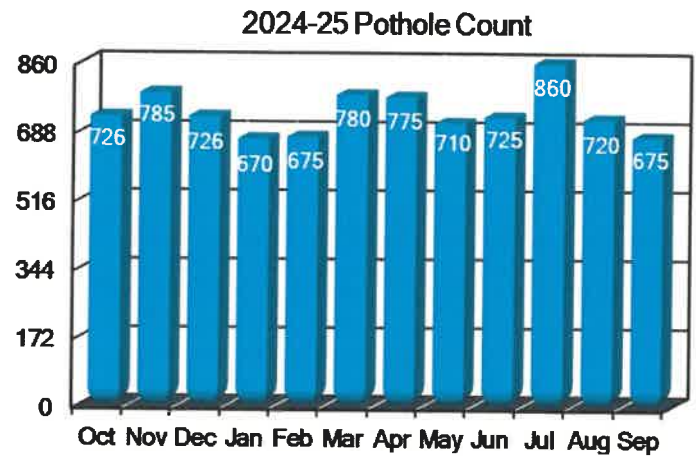
2024-25 Collection of Debris



City Pothole Maintenance

Street Crews filled a total of 675 potholes.

Month	23-24	24-25
Oct	767	726
Nov	789	785
Dec	675	726
Jan	780	670
Feb	787	675
Mar	775	780
Apr	664	775
May	721	710
Jun	720	725
Jul	721	860
Aug	796	720
Sep	796	675
Totals	8,991	8,827



City Street Miles Swept

Mr. Torres, Mr. Gutierrez, Sweeper Operators, cleaned street miles.

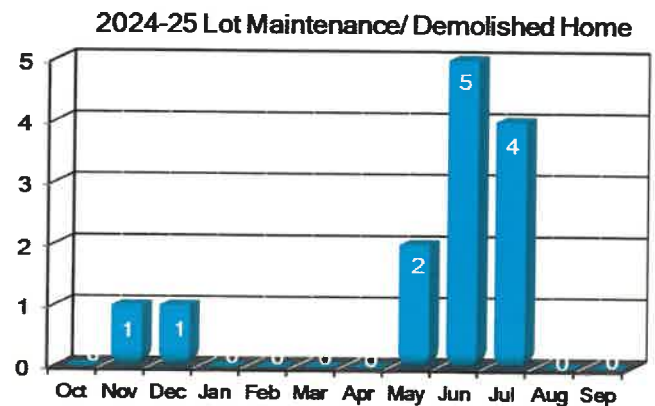
Month	23-24	24-25
Oct	1,048	1,662
Nov	837	1,497
Dec	1,239	1,258
Jan	1,043	1,330
Feb	985	1,159
Mar	735	1,238
Apr	888	1,408
May	1,252	1,203
Jun	1,056	1,014
Jul	1,094	531
Aug	1,505	524
Sep	1,128	479
Totals	12,810	13,303



Lot Maintenance / Demolished Home

There were no Demolished Homes this month.

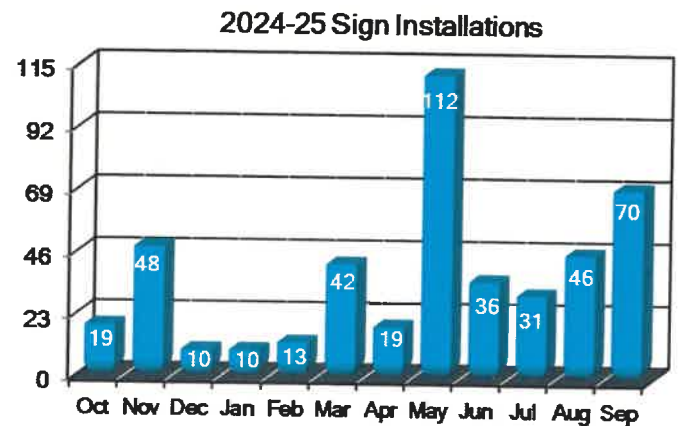
Month	23-24	24-25
Oct	0	0
Nov	0	1
Dec	0	1
Jan	1	0
Feb	0	0
Mar	0	0
Apr	0	0
May	0	2
Jun	0	5
Jul	0	4
Aug	1	0
Sep	1	0
Totals	3	13



Sign Shop Output Measures

Crews installed 70 signs (24 stop signs) and 25 poles.

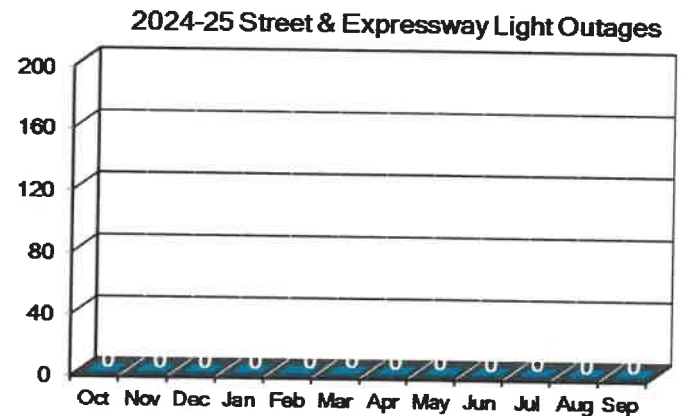
Month	23-24	24-25	Posts
Oct	33	19	11
Nov	24	48	28
Dec	50	10	13
Jan	23	10	10
Feb	19	13	8
Mar	52	42	32
Apr	43	19	21
May	32	112	44
Jun	22	36	21
Jul	15	31	23
Aug	42	46	11
Sep	17	70	25
Totals	372	456	247



Street Light Maintenance

There were no Street Light inspections this month.

Month	23-24	24-25
Oct	0	0
Nov	0	0
Dec	0	0
Jan	0	0
Feb	0	0
Mar	0	0
Apr	0	0
May	0	0
Jun	0	0
Jul	0	0
Aug	0	0
Sep	0	0
Totals	0	0



Traffic Signal Maintenance

School Zone				Traffic Signals Light Changes							
Month	Light Bulb Replacement	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	0	0	8	1	1	0	0	6	37	45	98
Nov	0	0	0	2	0	2	1	5	28	23	61
Dec	2	2	2	1	0	3	0	7	24	28	69
Jan	1	2	8	0	2	1	3	5	18	36	76
Feb	0	2	11	1	1	1	2	5	20	17	60
Mar	0	1	6	1	1	1	2	11	15	38	76
Apr	2	0	13	0	2	0	1	1	26	44	89
May	0	0	0	4	17	15	18	16	130	44	244
Jun	4	3	9	2	2	3	3	4	25	31	86
Jul	0	10	10	1	2	2	3	0	44	29	101
Aug	0	4	46	2	0	0	3	3	18	32	108
Sep	0	3	3	1	0	0	0	11	122	38	178
24-25	9	27	116	16	28	28	36	74	507	405	1,246
23-24	19	43	146	14	14	15	29	60	365	459	1,164

Storm Drainage Street Crews cleared debris from storm drains and ditches throughout the City to prepare for hurricane season.

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

Tire Removal Our Streets Crew removed 227 tires from the City this month.

2024-25 Tire Collection

Month	23-24	24-25
Oct	210	280
Nov	432	360
Dec	210	340
Jan	80	290
Feb	210	310
Mar	225	310
Apr	118	320
May	267	270
Jun	265	220
Jul	226	367
Aug	186	310
Sep	190	227
Totals	2,619	3,604

2024-25 Tire Removal



2024-25 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	45	45	\$ 15,000
Repairs	12	0	\$ 21,000
September 2025	57	45	\$ 36,000
FYTD 24-25	797	625	\$ 484,400
FY 23-24	1,012	717	\$ 492,800

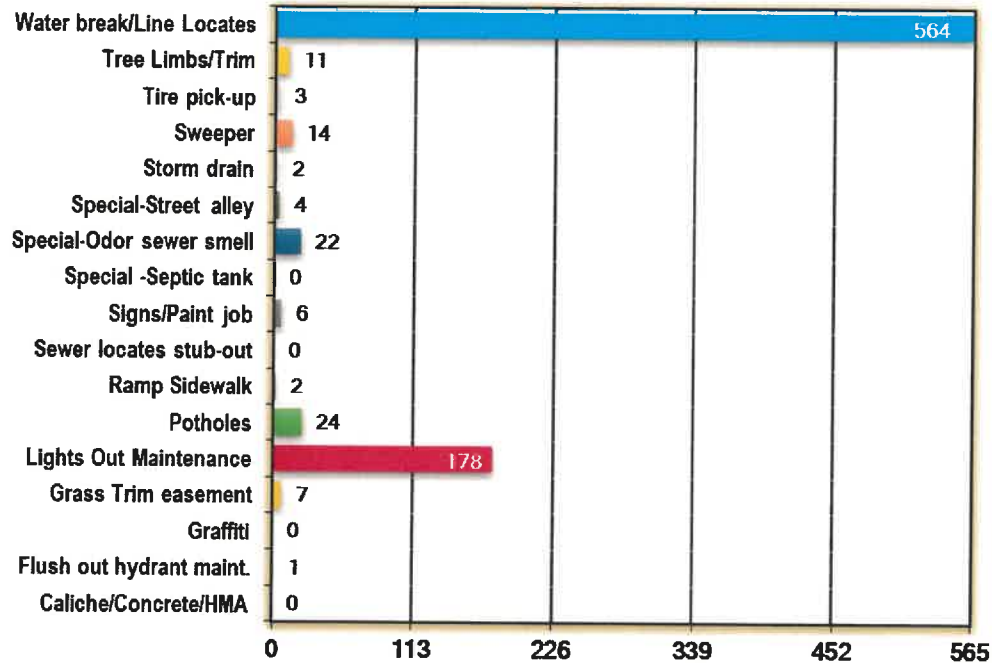
2024-25 Fleet Work Order Benchmark



Administration Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	24-25	23-24
Caliche/Concrete/HMA	0	0	0	0	0	0	0	0	0	0	1	0	1	8
Flush Hydrant Maint.	2	0	0	1	3	2	2	2	1	43	1	1	58	505
Graffiti	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grass Trim easement	9	1	1	0	3	2	4	3	6	32	7	7	75	115
Lights Out Maintenance	90	61	69	76	60	76	89	244	86	101	108	178	1238	1164
Potholes	121	53	61	38	72	32	37	28	49	52	25	24	592	592
Ramp Sidewalk	1	0	0	4	4	0	0	2	0	0	1	2	14	11
Sewer locates stub-out	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Signs/Paint job	6	1	8	1	4	4	1	0	1	4	0	6	36	43
Special -septic tank	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special-Odor smell	7	17	20	22	11	20	22	11	15	27	21	22	215	189
Special-Street alley	9	1	5	4	2	4	7	6	3	29	7	4	81	75
Storm drain	8	4	2	6	2	8	11	0	6	4	5	2	58	79
Sweeper	11	3	6	1	2	23	11	8	6	8	5	14	98	109
Tire pick-up	0	19	0	0	0	6	0	0	0	0	0	3	28	62
Tree Limbs/Trim	19	4	4	2	3	8	9	4	6	9	16	11	95	204
Water break/Line locates	770	560	479	540	402	287	284	339	441	593	502	564	5761	8214
Total	1053	724	655	695	568	472	477	647	620	902	699	838	8,350	11,379

September 2025 - Request for Service Calls

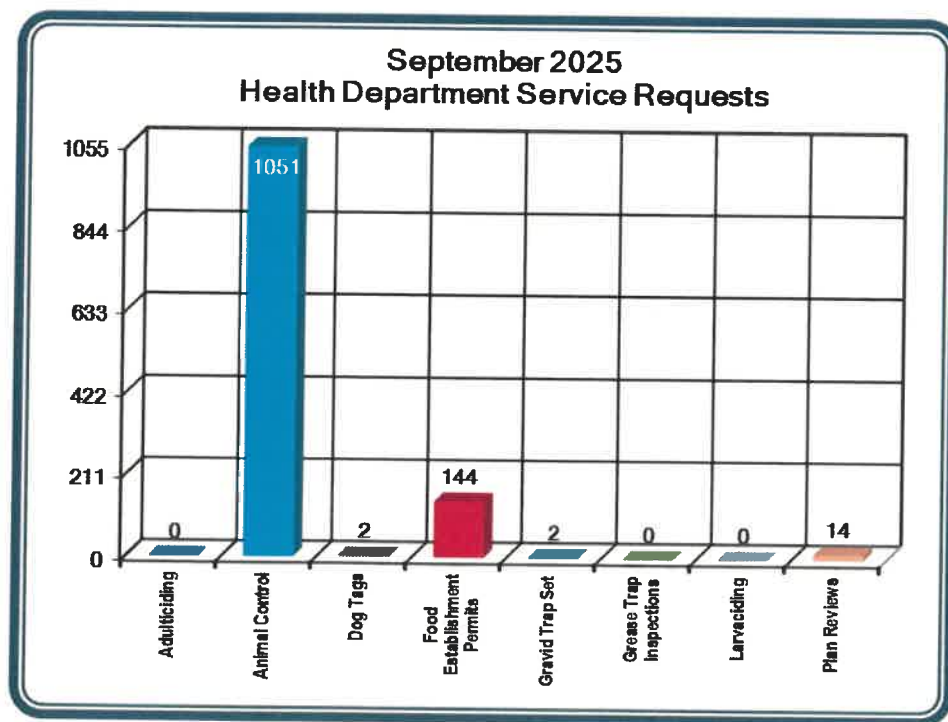


Health Department

Health Department Benchmark Summary

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

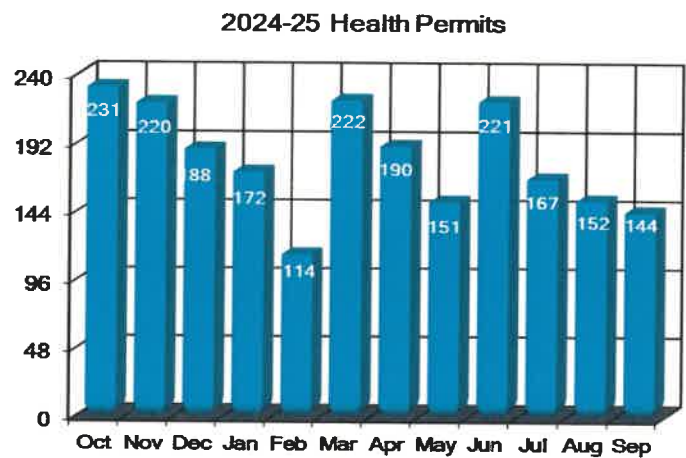
Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	24-25	23-24
Adulciding	0	0	0	0	0	0	13	0	0	0	0	0	13	123
Animal Control	970	770	791	748	761	852	1058	940	895	1051	927	1051	10,814	9,269
Dog Tags	0	0	0	10	3	16	1	1	0	0	0	2	33	33
Food Est. Permits	231	220	188	172	114	222	190	151	221	167	152	144	2,172	1,054
Gravid Trap Set	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grease Trap Inspections	0	0	0	0	0	0	1	0	0	0	0	2	3	0
Larvaciding	0	0	0	0	0	0	9	0	0	0	0	0	9	12
Plan Reviews	7	10	8	6	8	6	10	13	12	8	10	14	112	87
Total	1208	1000	987	936	886	1096	1282	1105	1128	1226	1089	1213	13,156	10,578



Health Permits

A total of 144 Food Establishment permits were issued this month.

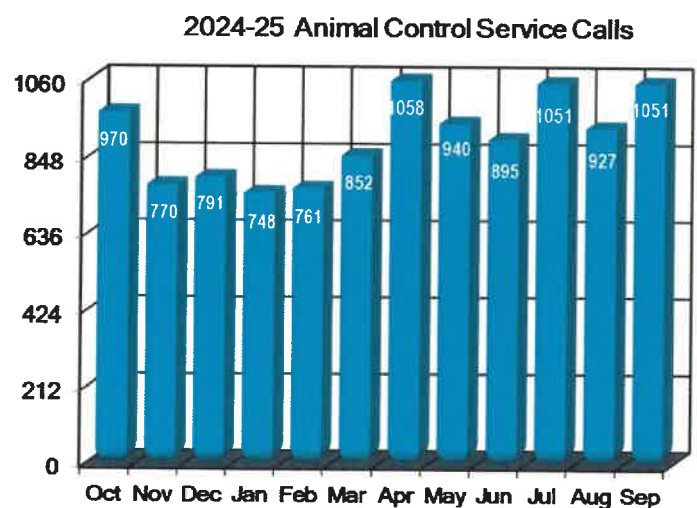
Food Establishment Permits		
Month	FY 23-24	FY 24-25
Oct	114	231
Nov	66	220
Dec	41	188
Jan	96	172
Feb	70	114
Mar	47	222
Apr	105	190
May	54	151
Jun	62	221
Jul	88	167
Aug	105	152
Sep	206	144
Totals	1,054	2,172



Animal Control Service Calls

Citizens called (1,051 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	FY 23-24	FY 24-25
Oct	756	970
Nov	560	770
Dec	600	791
Jan	644	748
Feb	675	761
Mar	894	852
Apr	974	1,058
May	858	940
Jun	689	895
Jul	955	1,051
Aug	796	927
Sep	868	1,051
Totals	9,269	10,814



Health Department Animal Control

Our City's Animal Wellness Officers, Jesus, Ivan and Manuel reported the following Animal Control for September. There were 108 requests for intake service orders completed by City staff this month.

Dogs

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	September	24-25
Mission	18	4	0	5	6	9	5	2	0	49	603
September	18	4	0	5	6	9	5	2	0	49	
24-25	374	61	1	90	24	19	24	10	0		603
23-24	1067	86	7	173	61	0	0	0	0		1394

Cats

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	September	24-25
Mission	20	1	0	9	0	6	6	9	3	54	421
September	20	1	0	9	0	6	6	9	3	54	
24-25	206	10	0	151	0	18	17	9	10		421
23-24	799	5	3	253	8	0	0	0	0		1068

Wildlife

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	September	24-25
Mission	0	0	0	5	0	0	0	0	0	5	81
September	0	0	0	5	0	0	0	0	0	5	
24-25	0	0	0	81	0	0	0	0	0		81
23-24	23	0	0	143	0	0	0	0	0		166

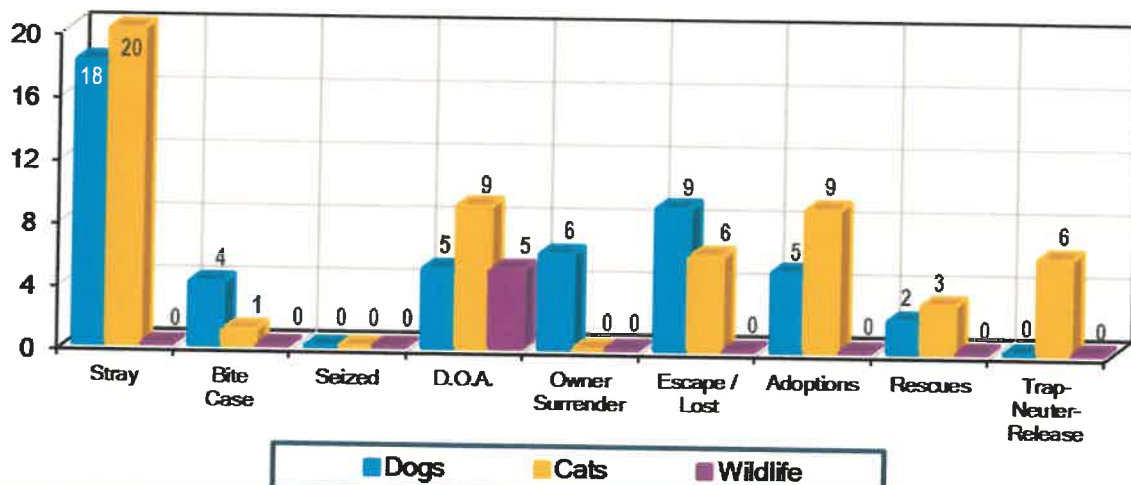
Health Department Animal Control Summary

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

September 2025 Health Department Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape/ Lost	Adopted	Rescues	Trap-Neuter-Release	SEP	24-25
Dogs	18	4	0	5	6	9	5	2	0	49	603
Cats	20	1	0	9	0	6	9	3	6	54	421
Wild Life	0	0	0	5	0	0	0	0	0	5	81
SEP	38	5	0	19	6	15	14	5	6	108	
24-25	580	71	1	322	24	37	44	13	13		1,105
23-24	1,889	91	10	569	69	0	0	0	0		2,628

September 2025 Health Department Animal Control



SPEER MEMORIAL LIBRARY

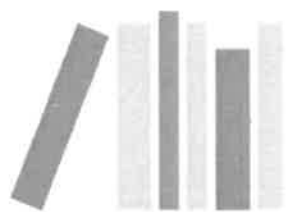
Item 5.

DOOR COUNT



8,642

SEPTEMBER
2025



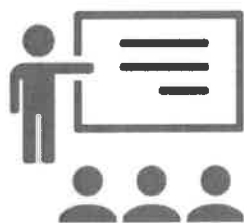
3,421

BOOKS CHECKED OUT



1,157

Computer Sessions



77

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

56



TEENS PROGRAM AUDIENCE

25



517

GENERAL AUDIENCE

264



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES



WWW.MISSION.LIB.TX.US

2025 August Teen Activities

Speer Memorial Library

For our first event of August we had an awesome Teen Anime Club Back-to-School Anime Feud where the teens would work as a team and score points answering 'Family Feud'. See more



Speer Memorial Library

Toddler time is every Wednesday at 10 AM. Today we did the #500!



Speer Memorial Library

Thank you everybody that came to toddler time today. Today we did the number six. Don't forget to come to next week's toddler time where we will be doing the number seven. See more



2025 September Teen Activities

Speer Memorial Library

Thank you so much to all the teens who participated on the Teens' Holiday Painting Lesson! We learned how to paint the perfect 'bonitos'! Our teens made different... See more



2025 September Teen Activities

Speer Memorial Library

September is here! For our first Teen Anime Club activity, we 'spunked' throughout our event! We destroyed already withdrawn mangas from our shelves and gave them... See more



Speer Memorial Library

Hello to all reading enthusiasts! Take a look at our list of local authors participating at our 3rd Annual Authors' Night Out! Join us on Thursday, September 18 @ 6pm... See more



Speer Memorial Library

A huge thank you to each and every author who joined us last Thursday for our third annual Authors' Night Out! We really enjoyed hosting you all and your amazing works!



Speer Memorial Library

To all the parents that were able to come into our little sprouts this past Saturday! We uploaded a little bit late but wanted to say thank you for coming and o... See more



2025 September Teen Activities

Speer Memorial Library

For our last Teen Anime Club activity of the month, we made our versions of mini sushi! Graces to the teens who stopped by and hope to see you soon at o... See more



Speer Memorial Library

A huge thank you to everyone who joined us last Wednesday for our Adult Learning activity! We hope you all had a fun time and enjoyed taking a succulent home!



Speer Memorial Library

Thank you to everybody that came to toddler time. Our toddlers did the number seven with some beautiful butterflies! We sang and danced and we read and did our craft! Don't... See more



Item 5.

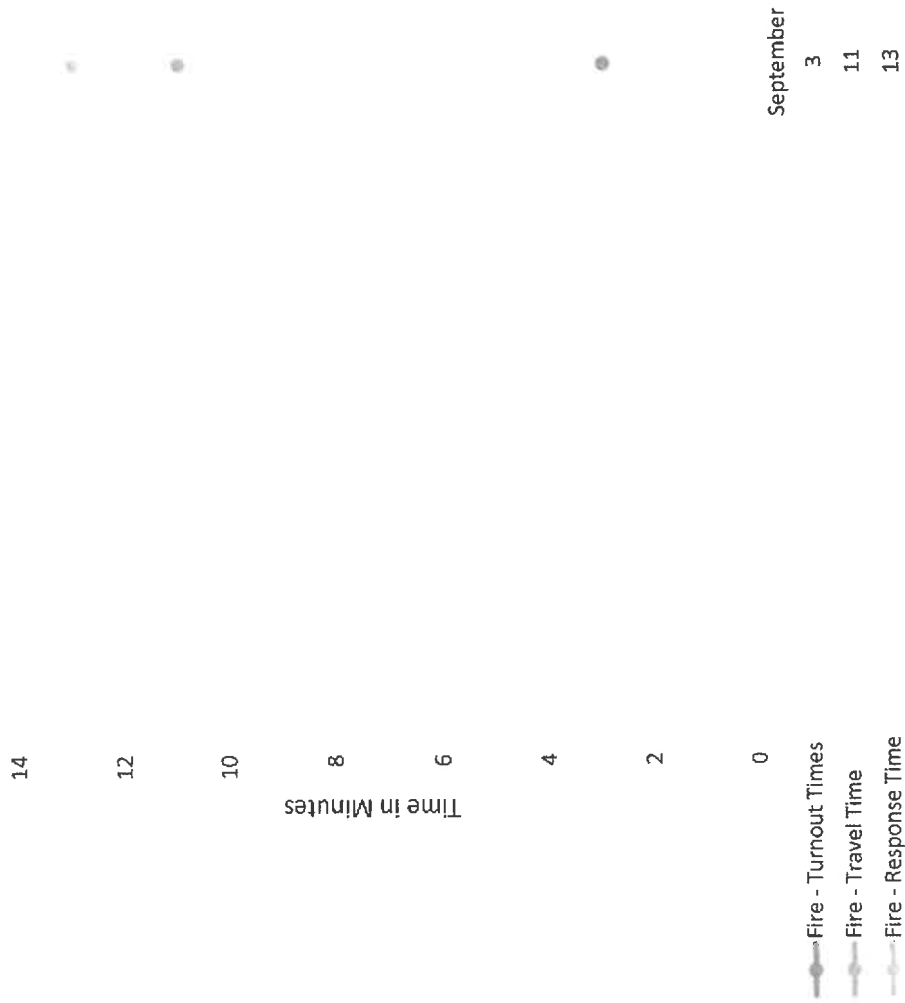
MISSION FIRE DEPARTMENT MONTHLY REPORT

September 2025

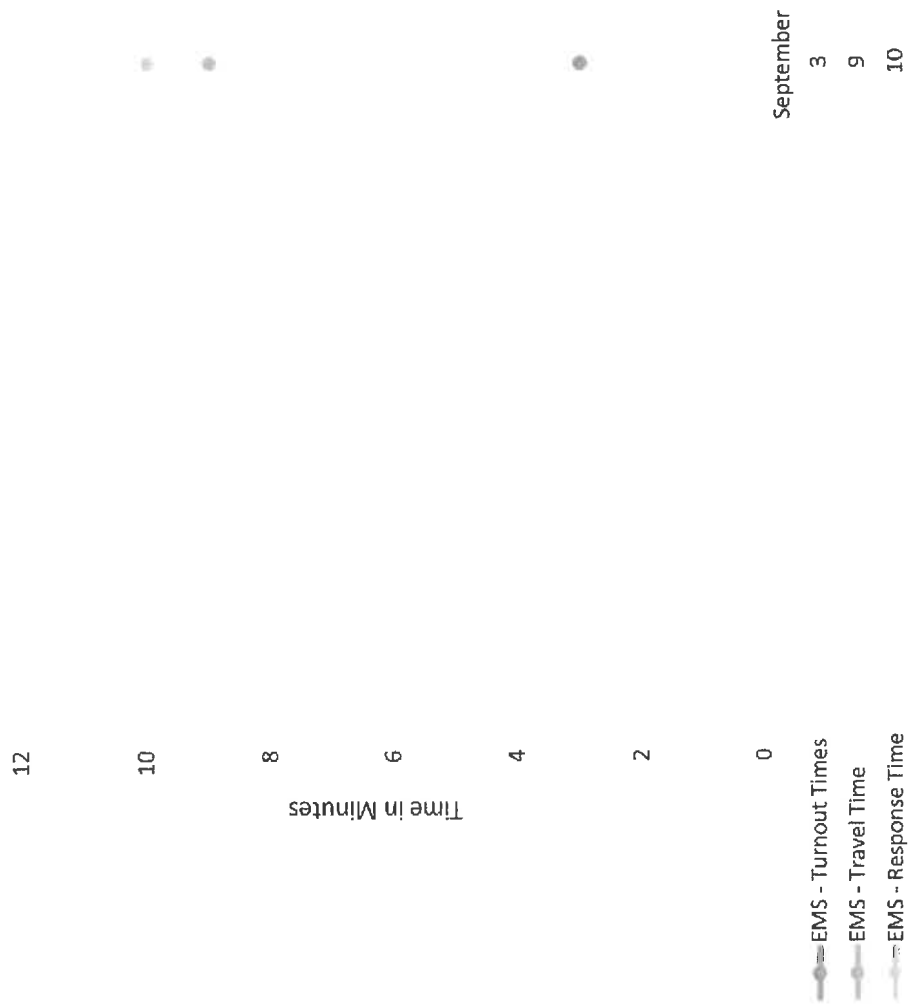


“Dedicated to the Community we Protect... and Serve”

Fire Response Time



EMS Response Time



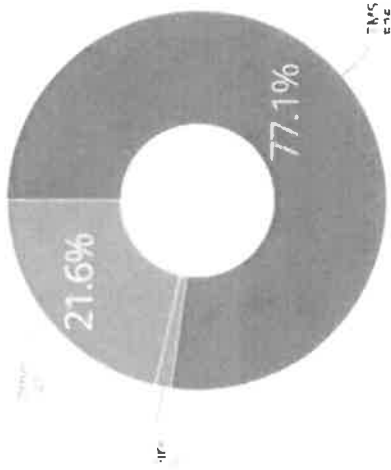
Count of Incidents
682

Aid Given
1

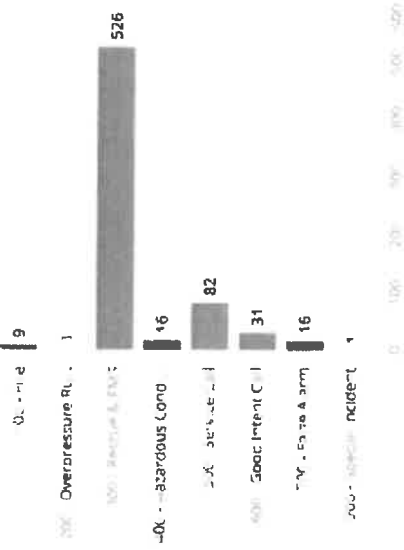
Additional Exposures **0**

Aid Received **16**

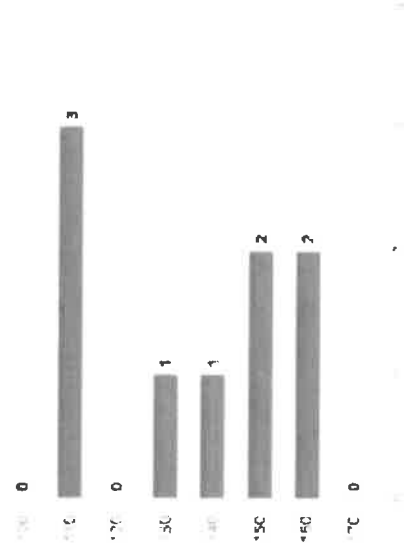
EMS/Fire Incident Breakdown



Count of Incidents by Incident Type



Count of Fire Incidents by Type



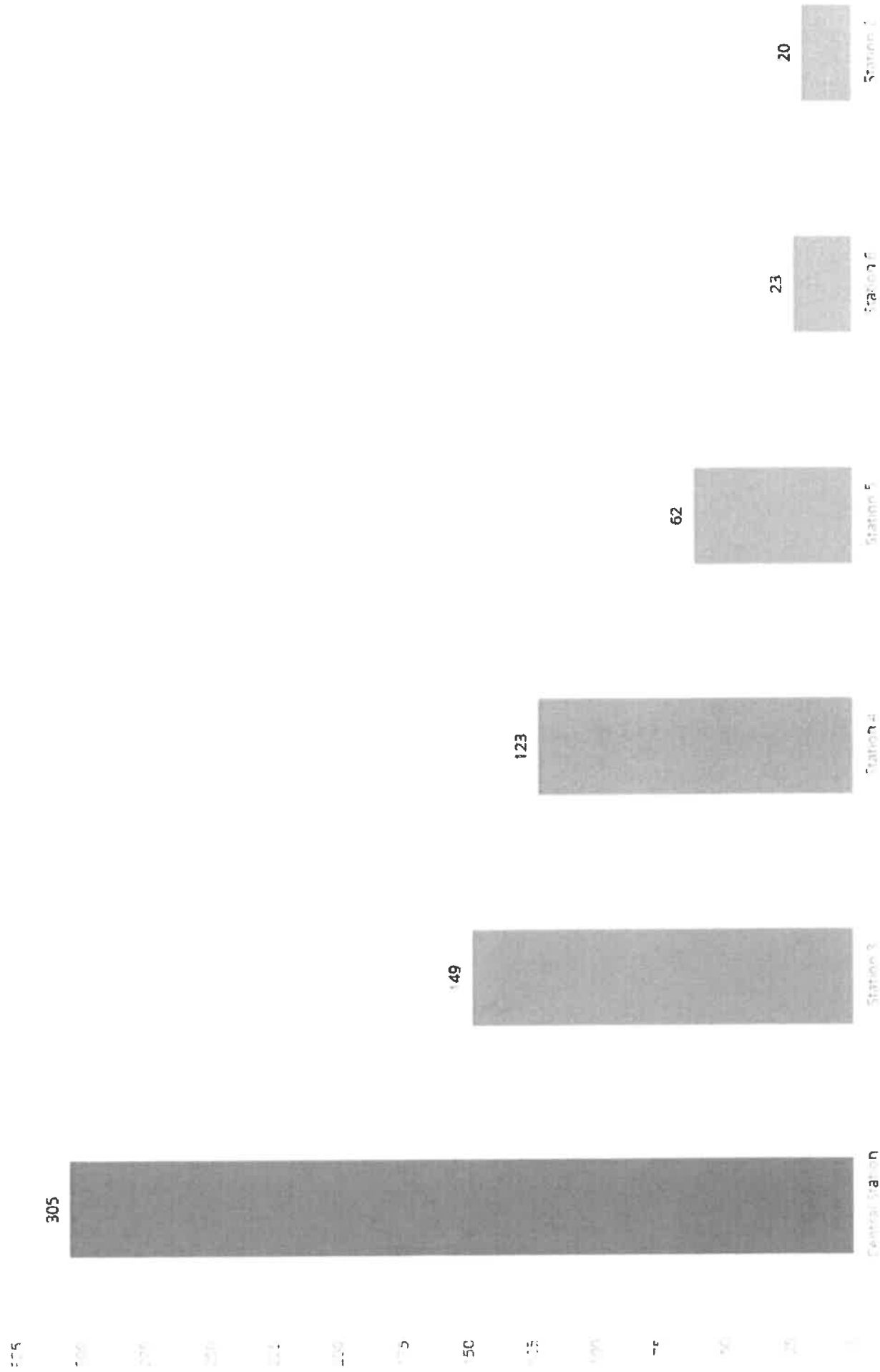
Incident Count by Station



Cancel

Apply

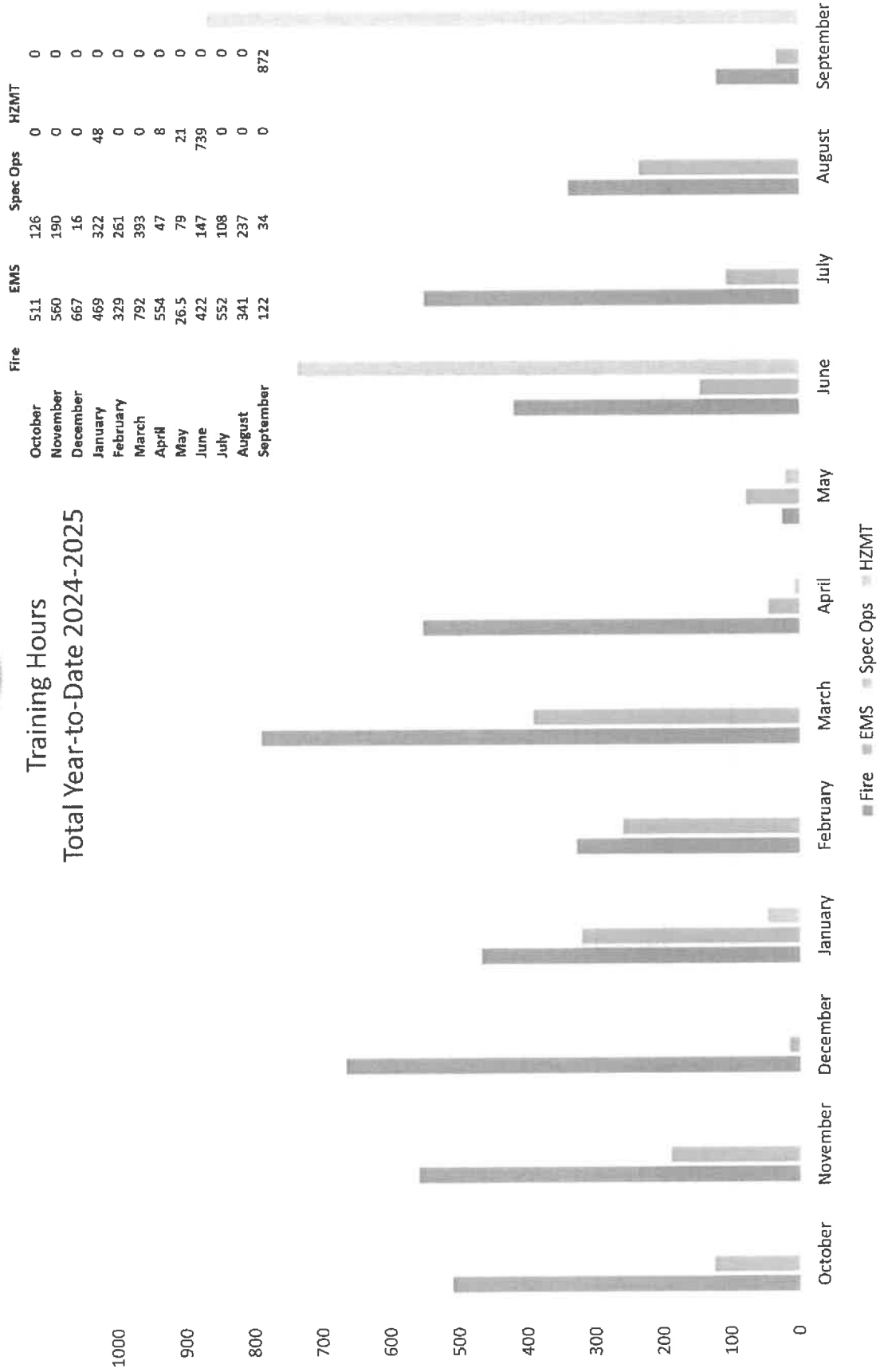
Incident Count by Station

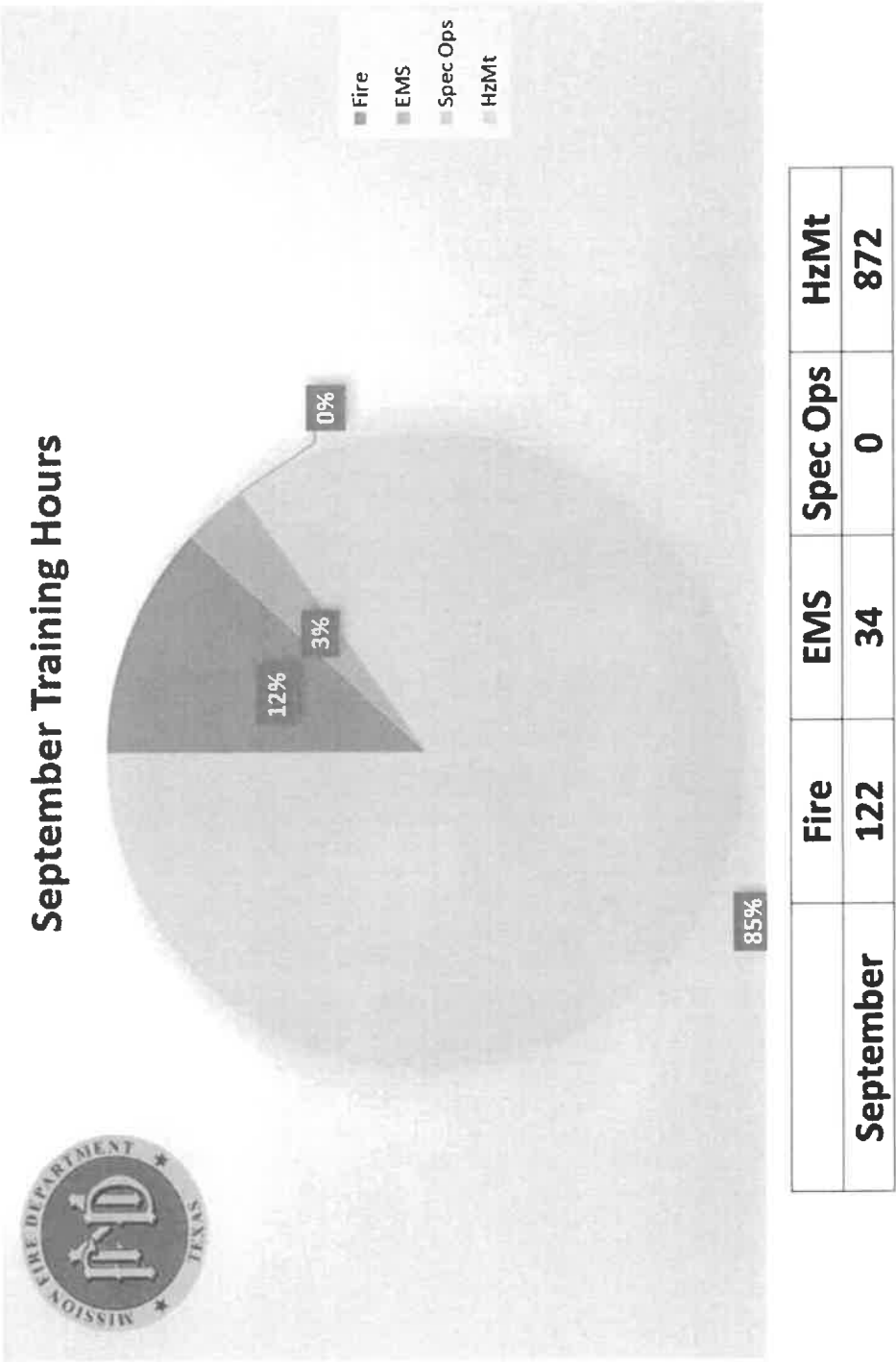


Item 5.



Training Hours Total Year-to-Date 2024-2025





MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

September 2025



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

Previous Month ▾

Sep 1, 2025 - Sep 30, 2025 ▾

Item 5.

07:26

MM:SS
Average Response Time

57%

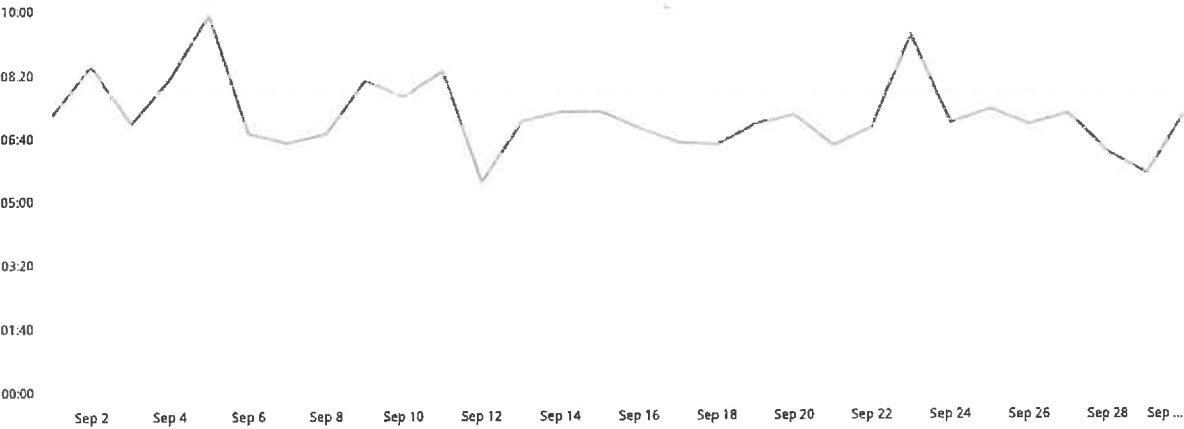
OF RESPONSES
Response Time 08:00

30

DAYS
In Selected Time Slice

427

UNIT RESPONSES
In Selected Time Slice



Counts	% Rows	% Columns		%										
Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
00:00 - 04:59	1.64%	3.51%	3.51%	3.51%	1.41%									13.58%
05:00 - 07:59	8.9%	9.84%	11.01%	11.24%	2.34%									43.33%
08:00 - 08:59	3.28%	1.17%	2.11%	2.81%	0.94%									10.3%
09:00 - 09:59	2.34%	3.51%	2.34%	1.64%	1.41%									11.24%
10:00 - 11:59	4.22%	3.75%	2.58%	3.04%	0.47%									14.05%
12:00 - 14:59	1.64%	0.47%	1.41%	2.58%										6.09%
15:00 - 16:59		0.47%												0.47%
17:00 - 17:59														
18:00 - 19:59		0.23%												0.23%
20:00 - 29:59		0.23%		0.23%										0.47%
30:00 - 59:59	0.23%													0.23%
Total	22.25%	23.19%	22.95%	25.06%	6.56%									100%
Exceptions														0%

Previous Month ▾ Sep 1, 2025 - Sep 30, 2025 ▾

Item 5.

Counts	% Rows	% Columns	All											
Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
Abdominal Pain	1.15%	2.1%	1.15%	1.34%	0.38%									6.12%
Acute Pain, not elsewhere classified		0.19%	0.19%	0.19%	0.19%									0.76%
Acute Respiratory Distress (Dyspnea)	1.34%	0.57%	0.38%	0.38%										2.68%
Allergic Reaction				0.38%	0.19%									0.57%
Altered Mental Status	0.57%	1.15%	0.76%	1.15%										3.63%
Anaphylaxis				0.19%										0.19%
Angina pectoris		0.19%												0.19%
Anxiety reaction/Emotional upset	0.96%	0.96%	0.76%	1.15%	0.96%									4.78%
Back Pain	1.15%	0.38%	0.38%	1.53%										3.44%
Burn					0.19%									0.19%
Cardiac arrest	0.19%	0.19%												0.38%
Cardiac arrhythmia/dysrhythmia	0.19%	0.38%	0.19%	0.19%										0.96%
Chest Pain / Discomfort	0.38%	0.96%	1.15%	0.96%										3.44%
Chest Pain, Other (Non-Cardiac)	0.38%	0.19%			0.38%									0.96%
Common Cold			0.19%											0.19%
Confusion/Dehydration		0.19%												0.19%
Congestive heart failure (CHF)				0.19%										0.19%
Constipation		0.19%												0.19%
Convulsions	0.19%		0.19%											0.38%
Dehydration	0.19%			0.19%										0.38%
Diabetic Hyperglycemia		0.38%												0.38%
Diabetic Hypoglycemia	0.76%		0.19%	0.19%										1.15%
Diarrhea		0.19%												0.19%
Dizziness	0.96%	0.19%	0.19%	0.19%	0.19%									1.72%
Encounter for full-term uncomplicated delivery				0.38%										0.38%

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total	
Epistaxis		0.19%	0.19%											0.38%	Item 5.
Extremity Pain	0.57%	0.57%	0.38%	0.57%	0.19%									2.29%	
Eye Injury			0.19%	0.19%										0.38%	
Febrile Seizures	0.19%			0.19%										0.38%	
Fever	0.57%	0.38%			0.19%									1.15%	
Foreign Body in Respiratory Tract	0.19%			0.19%										0.38%	
Gastrointestin.. hemorrhage	0.19%	0.19%												0.38%	
Generalized Weakness	2.1%	2.68%	2.29%	2.49%	0.76%									10.33%	
Headache	0.38%	0.96%	0.57%	0.96%										2.87%	
Hematoma (Non-Traumatic)	0.19%													0.19%	
Hemorrhage			0.19%	0.38%										0.57%	
Hyperglycemia (Not Diabetic)				0.19%										0.19%	
Hypertension	0.57%		1.15%	0.57%	0.19%									2.49%	
Hyperventilati...				0.19%										0.19%	
Hypotension	0.19%	0.38%	0.19%											0.76%	
Injury	3.06%	3.63%	3.44%	2.1%	1.53%									13.77%	
Laceration/Ab... (minor surface trauma)	0.38%	0.38%												0.76%	
Malaise			0.38%											0.38%	
Medical device failure		0.19%	0.57%											0.76%	
Mental disorder	0.19%	0.19%	0.19%											0.57%	
Multiple injuries	0.19%	0.76%	0.57%	0.57%	0.19%									2.29%	
Nausea	0.38%		0.57%	0.76%										1.72%	
No Complaints or Injury/Illness Noted	1.53%	1.91%	1.53%	1.72%	1.34%									8.03%	
Obvious Death	0.38%	0.19%	0.19%											0.76%	
Overdose - Alcohol			0.19%											0.19%	
Overdose - Unspecified	0.19%			0.19%										0.38%	
Pain (Non-Traumatic)	0.19%	0.19%	0.57%	0.19%	0.19%									1.34%	
Palpitations	0.19%													0.19%	

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
-------------	--------	---------	---------	---------	---------	----------	----------	----------	---------	---------	----------	----------	----------	-------

Patient assist only	0.38%													0.38%
Pelvic and Perineal Pain		0.38%	0.19%											0.57%
Poisoning / Drug Ingestion	0.38%													0.38%
Pregnancy related conditions	0.19%	0.19%		0.19%										0.57%
Respiratory disorder			0.57%	0.19%										0.76%
Respiratory Failure				0.19%										0.19%
Seizure	0.76%	0.38%	0.76%	0.38%										2.29%
Sepsis/Septice..	0.19%		0.19%											0.38%
Septic Shock				0.19%										0.19%
Sexual Abuse		0.19%												0.19%
ST elevation myocardial infarction (STEMI)	0.19%													0.19%
Stroke	0.19%	0.19%	0.38%	0.19%										0.96%
Suicidal Ideation	0.38%		0.19%	0.38%	0.19%									1.15%
Suicide attempt			0.19%											0.19%
Syncope / Fainting	0.76%	0.96%	0.38%	0.38%										2.49%
Unconscious			0.38%											0.38%
Vaginal Hemorrhage		0.19%												0.19%
Vomiting	0.19%	0.19%	0.19%	0.19%										0.76%
Total	23.9%	23.9%	22.56%	22.37%	7.27%									100%

Item 5.

Previous Month ▾

Sep 1, 2025 - Sep 30, 2025 ▾

Item 5.

81%

TRANSPORTS
Percentage of Patient
Encounter

September



14%

NON TRANSPORTS
Percentage of Patient
Encounters

4%

OTHER DISPOSITIONS
Percentage of Patient
Encounters

October



528

RECORDS
In Selected Time Slice



30

DAYS
In Selected Time Slice

Counts

% Rows

% Columns

% All

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
September	125	125	117	122	37									526
October					2									2
Total	125	125	117	122	39									528



Previous Month ▾

Sep 1, 2025 - Sep 30, 2025 ▾

Item 5.

439

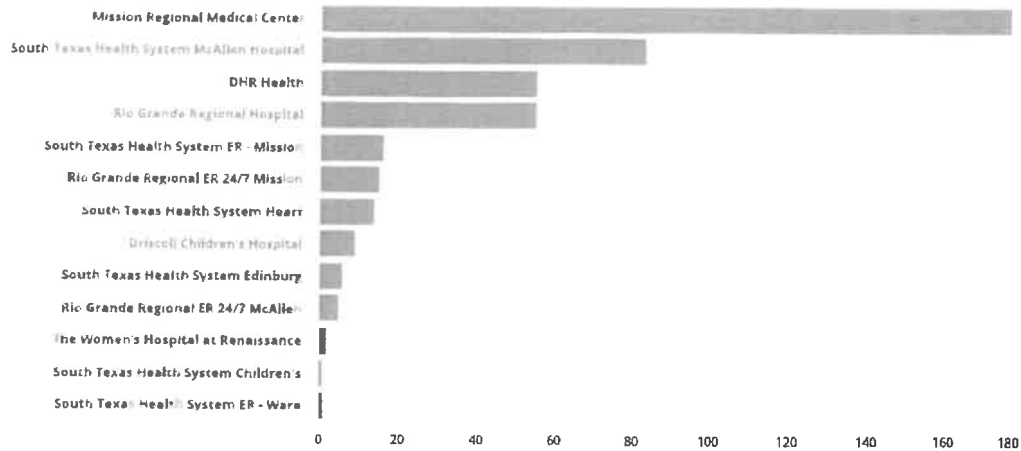
RECORDS

In Selected Time Slice

30

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

W All

Week Ending	9/7/25	9/14/25	9/21/25	9/28/25	10/5/25	10/12/25	10/19/25	10/26/25	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	Total
DHR Health	1.82%	3.64%	3.19%	2.51%	1.37%									12.53%
Driscoll Children's Hospital	0.91%	0.23%	0.46%	0.46%										2.05%
Mission Regional Medical Center	8.2%	8.88%	10.93%	9.57%	2.73%									40.32%
Rio Grande Regional ER 24/7 McAllen		0.46%	0.46%	0.23%										1.14%
Rio Grande Regional ER 24/7 Mission	1.37%	0.68%	0.23%	0.68%	0.46%									3.42%
Rio Grande Regional Hospital	2.51%	3.87%	2.28%	3.42%	0.46%									12.53%
South Texas Health System Children's				0.23%										0.23%
South Texas Health System ER - Mission	1.14%	0.68%	1.14%	0.46%	0.23%									3.64%
South Texas Health System ER - Ware	0.23%													0.23%
South Texas Health System Edinburg	0.23%		0.68%	0.46%										1.37%
South Texas Health System Heart	1.59%	0.46%	0.46%	0.68%										3.19%
South Texas Health System McAllen Hospital	4.1%	3.87%	4.1%	5.69%	1.14%									18.91%
The Women's Hospital at Renaissance	0.23%	0.23%												0.46%
Total	22.32%	23.01%	23.92%	24.37%	6.38%									100%

Undefined		
Charge Adjustments		\$4,150.00
Charges in Period		\$870,718.00
Credits		(\$888,263.03)
Total AR Change for Undefined		(\$13,395.03)
Mission		
AR Previous Balance for Mission		\$2,880,509.87
Charge Adjustments		\$4,150.00
Charges in Period		\$870,718.00
Credits		(\$888,263.03)
Accounts Receivable Change for Mission - 202509		(\$13,395.03)
Total Balance Forward for Mission		\$2,867,114.84

Executive Summary for 216 - Mission



	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Grand Total
Gross Charges	\$879,013	\$859,064	\$894,700	\$838,928	\$751,248	\$764,604	\$809,836	\$841,545	\$796,896	\$707,682	\$860,606	\$874,868	\$9,878,992
Cash Collections	(\$242,272)	(\$182,251)	(\$315,376)	(\$178,538)	(\$164,774)	(\$219,555)	(\$198,928)	(\$232,792)	(\$191,109)	(\$249,310)	(\$287,844)	(\$235,641)	(\$2,698,391)
Gross Charge per Trip	\$1,894	\$1,909	\$1,884	\$1,894	\$1,907	\$1,869	\$1,990	\$1,904	\$1,934	\$1,872	\$1,917	\$1,936	\$1,909
Cash/TXP (CPT)	\$522	\$405	\$664	\$403	\$418	\$537	\$489	\$527	\$464	\$560	\$641	\$521	\$521
Payer Mix													
Insurance	19.6%	19.3%	18.7%	18.5%	22.1%	23.2%	21.4%	23.1%	18.2%	21.2%	17.6%	6.6%	19.0%
Medicaid	13.8%	12.7%	12.8%	13.3%	17.5%	13.0%	22.6%	16.5%	16.7%	15.3%	17.8%	7.1%	14.8%
Medicare	51.1%	47.6%	50.3%	55.8%	47.5%	51.3%	45.0%	48.0%	50.2%	55.6%	48.8%	28.8%	48.2%
Private Pay	16.8%	20.2%	17.5%	12.4%	13.7%	12.7%	12.5%	12.4%	10.2%	11.6%	13.4%	2.7%	13.1%
Govt Misc	0.0%	1.6%	0.4%	1.4%	0.5%	1.5%	1.5%	2.0%	2.2%	2.9%	0.7%	0.9%	1.3%
Payer Research	0.0%	0.2%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	4.6%	0.0%	2.4%	54.9%	4.9%
Level of Service													
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%	0.0%
ALS Emergency	77.4%	73.1%	73.7%	76.5%	79.7%	77.0%	77.1%	76.7%	71.8%	81.0%	80.0%	82.5%	77.2%
ALS-2	1.1%	1.6%	3.2%	2.0%	2.5%	1.2%	0.7%	2.0%	3.6%	2.4%	2.7%	1.5%	2.0%
BLS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
BLS Emergency	21.6%	25.3%	23.2%	21.4%	17.8%	21.8%	22.1%	21.3%	24.5%	16.7%	17.1%	15.7%	20.8%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume													
Total Service Volume	464	450	475	443	394	409	407	442	412	378	449	452	5,175
ALS Non-Emergency TXP	0	0	0	0	0	0	0	0	0	0	1	1	2
ALS Emergency TXP	359	329	350	339	314	315	314	339	296	306	359	373	3,993
ALS-2 Emergency TXP	5	7	15	9	10	5	3	9	15	9	12	7	106
BLS Non-Emergency TXP	0	0	0	0	0	0	0	0	0	0	0	0	0
BLS Emergency TXP	100	114	110	95	70	89	90	94	101	63	77	71	1,074
Sct A0429 TXP	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Others Cnt	0	0	0	0	0	0	0	0	0	0	0	0	0
Facility Base TXP	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Mileage	2,735	2,372	2,513	2,579	2,427	2,472	2,543	2,727	2,329	2,313	2,743	3,084	30,837

MISSION FIRE PREVENTION

MONTHLY REPORT

September 2025



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

FIRE INVESTIGATIONS

There were zero (0) fire investigations for the month of September.

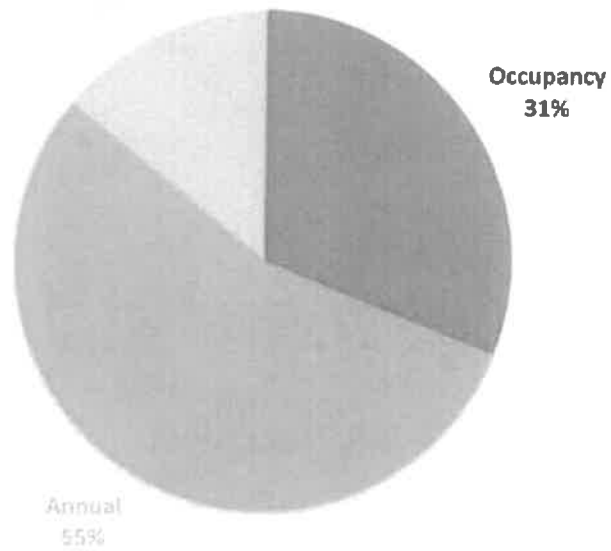
Full Investigation: 1 Total

Call out document of Incident: 1 Total

Call out document of Incident: 1 Total

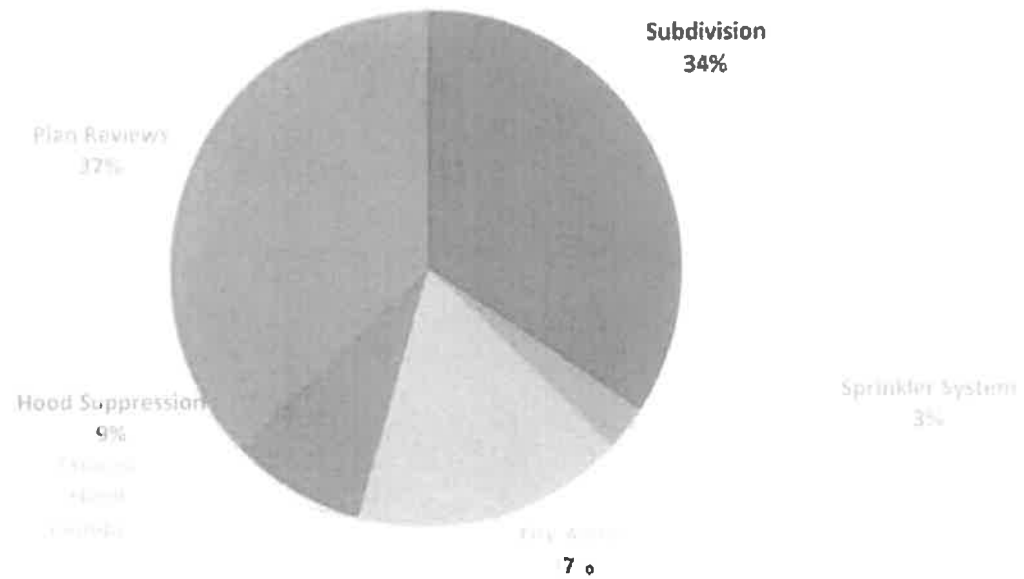
Year to Date: 18 Total

FIRE INSPECTIONS - SEPTEMBER 2025



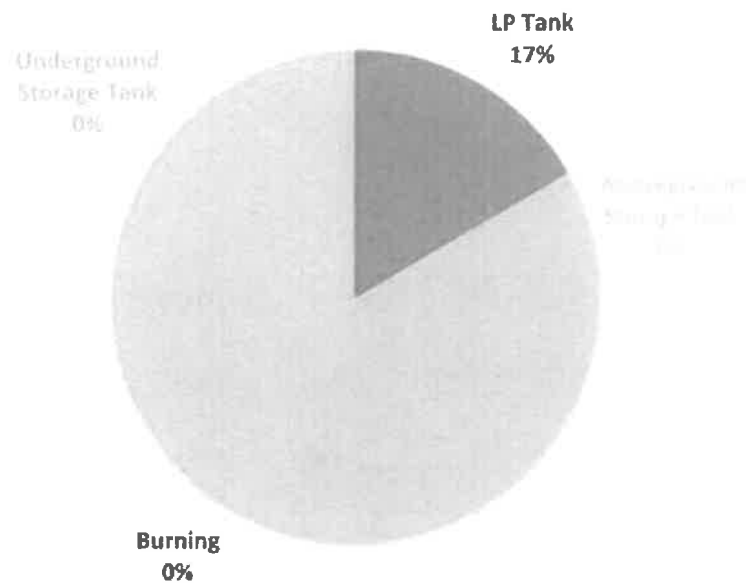
- 48 Occupancy
- 85 Annual
- 22 Other
- Year to Date: 1699 Total
- **Inspection rate to date: 70%**

PLAN REVIEWS - SEPTEMBER 2025



- Subdivision Reviews: 12 - Year to Date: 236
- Sprinkler System Plan Reviews: 1 – Year to Date: 34
- Fire Alarm System Plan Reviews: 6 – Year to Date: 33
- Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 2
- Hood Suppression Plan Reviews: 7 – Year to Date: 22
- Plan Reviews: 13 – Year to Date: 213

PERMITS - SEPTEMBER 2025



- LP Tanks Permits: 1 – Year to Date: 7
- Underground Storage Tank Removal Permits: 0 – Year to Date: 0
- Aboveground Storage Tank Removal Permits: 0 – Year to Date: 4
- Burning Permits: 5 – Year to Date: 29

FIRE DRILLS

There were two (2) fire drills conducted for the month of September.

Year to Date: 3 Total

TRAINING

There were two (2) training courses in the month of September.

- September 4-5, 2025-Captain Reyes attended training at Central Station for Texas Engineering Extension Incident Command Hazmat.
- September 30, 2025- Fire Marshal Frank Cavazos, Captain Mike Reyes, Lt. Omar Salinas attended Hazmat training at Central Station.

Year to Date: 43 Total

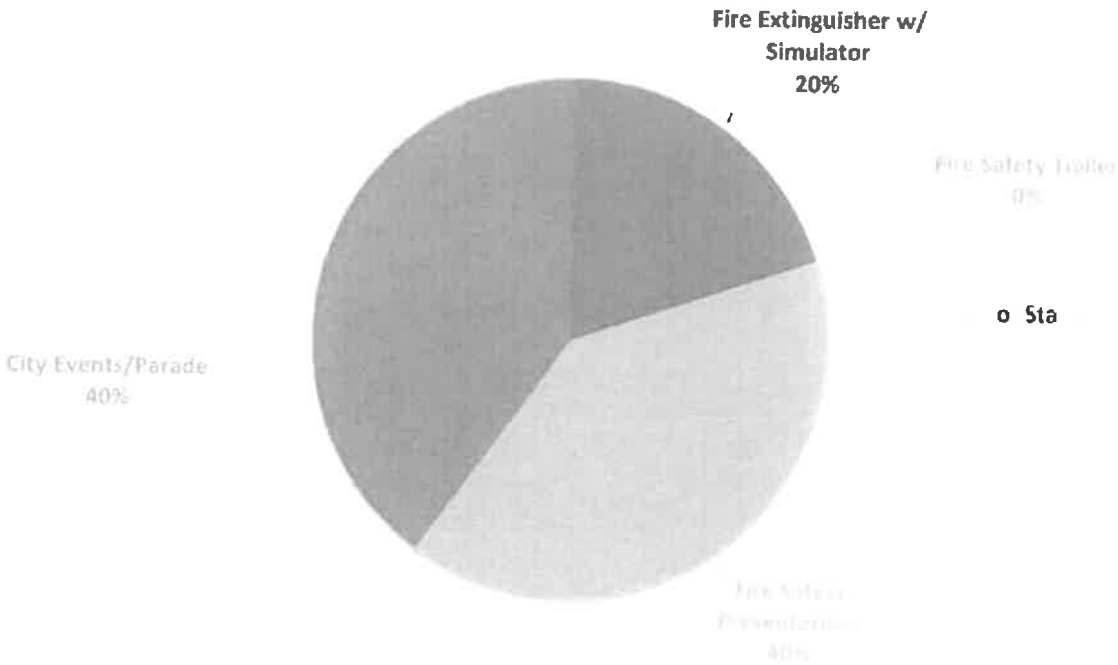
MEETINGS ATTENDED

For the month of September there were thirteen (13) meetings attended by the Fire Prevention Office.

- August 1, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- August 4, 2025- Fire Marshal Frank Cavazos attended Shift Change meeting in Admin Conference room.
- August 6, 2025- Fire Marshal Frank Cavazos attended Budget meeting at City Hall.
- August 6, 2025- Fire Marshal Frank Cavazos attended PEER meeting at Central Media room.
- August 7, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- August 7, 2025- Fire Marshal Frank Cavazos attended Command Staff meeting in Admin Conference room.
- August 8, 2025- Fire Marshal Frank Cavazos attended walk through at Las Granadas Phase II subdivision.
- August 14, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- August 14, 2025- Fire Marshal Frank Cavazos attended Zoom meeting with Gabriel Gutierrez about Heat Safety.
- August 20, 2025- Captain Joel Saenz attended a meeting at San Juan for South Texas Fire Investigator Association.
- August 21, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- August 26, 2025- Fire Marshal Frank Cavazos attended Command Staff meeting in Admin Conference room.
- August 28, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.

Year to Date: 173 Total

PUBLIC EDUCATION - SEPTEMBER 2025



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

• Year to Date:	75 Presentations	25090 Audience
• Year to Date w/ The Tutor:	0 Presentations	0 Audience
• Year to Date w/ F.S.T.:	10 Presentations	2,632 Audience
• Year to Date w/ City Events:	17 Presentations	14520 Audience
• Year to Date – Other:	4 Presentations	70 Audience
• Year to Date Grand Total:	106 Presentations	42312 Audience

PUBLIC EDUCATION

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

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
09/09/2025	Entrusted Care Prevention				10	
09/14/2025	MEC Cancer Awareness Walk					400
09/15/2025	PEG Foods, LLC	5				
09/15/2025	Hidalgo Co. Head Start/Fire Drill				90	
09/29/2025	Fire Prevention Safety Fest					1000

Frank Cavazos, Deputy Chief/Fire Marshal



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

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 August.

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 1 Total

COMPLAINTS

There was one (1) complaint for the month of September.

There were one (1) complaints resolved this month.

- September 18, 2025, at 300 E Mile 2 rd.

Year to Date: 25 Total

**Building Permit and Inspections
Activity Report for
The Month of September 2025**

Item 5.

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
29	\$5,433,926.00	\$10,468.35	New Dwelling
5	\$2,254,109.00	\$10,582.40	Commercial
			Assembly
2	\$800,000.00	\$2,980.00	Apartments- 10 UNITS
			Warehouse
3	\$3,500.00	\$315.00	Move Out Houses/Move Within
			Move In Houses
4	\$186,500.00	\$420.00	Move in Mobile Homes
			Schools
8	\$277,500.00	\$2,490.00	Swimming Pools
2	\$2,045.00	\$0.00	Sheds
5	\$77,209.00	\$484.40	Signs
12	\$35,400.00	\$175.00	Fence
			Tower
			Gas Tanks Pumps
4	\$92,200.00	\$220.00	Demolition
			Water Well/Recreation Const.
74	\$9,162,389.00	\$28,135.15	Totals

Additions / Remodeling			
26	\$414,588.72	\$5,494.60	Residential Buildings
9	\$1,532,300.00	\$5,414.66	Commercial Buildings
			Apartment Buildings
			Assembly Buildings
			School Buildings
			Awnings/Decks
13	\$27,950.00	\$1,087.15	Carports/Concrete
13	\$31,400.00	\$921.70	Porches/Driveways/Sidewalks
1	\$3,000.00	\$30.00	Garages/Canopies
			Hobby Shops
62	\$2,009,238.72	\$12,948.11	Totals

Total Building Permits	136
Total Building Valuation	\$11,171,627.72
Total Building Permit Fees	\$41,083.26

Prepared By: Rachel Alvarez
Date: 10/1/2025

Page 2
 Monthly Report for September 2025

I. Permits Issued

A. Building

Number	136
Value	\$11,171,627.72
Permit Fees	\$41,083.26

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

Number	225
Permit Fees	\$24,410.00

C. Mechanical

Number	45
Value	\$331,560.90
Permit Fees	\$4,263.50

D. Plumbing, Gas & Sprinkler System

Number	78
Permit Fees	\$8,049.00

TOTALS

Total Permits Issued	484
Total Valuation	\$11,503,188.62
Total Permit Fees	\$77,805.76

II. Number of Inspections Conducted

550

III. Other Fees**A. Business License Application**

Number	22
Permit Fees	\$1,100.00

B. Garage Sale Permits

Number	
Permit Fees	

C. Health Cards

Number	
Permit Fees	

D. Builder Registration

Number	26
Permit Fees	\$2,675.00

E. Electrician Registration

Number	0
Permit Fees	\$0.00

F. Plumbing Registration

Number	0
Permit Fees	\$0.00

G. Mechanical Registration

Number	2
Permit Fees	\$175.00

H. House Inspections

Number	0
Permit Fees	\$0.00

I. Planning & Zoning Applications

Number	26
Permit Fees	\$6,200.00

MEMORANDUM

To: J.P Terrazas, P.E., Co-Interim City Manager
From: Xavier Cervantes, Director of Planning
Date: October 3, 2025
Re: Monthly Report SEPTEMBER 2025

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

SEPTEMBER 2025

REZONINGS: 6

CONDITIONAL USE PERMIT: 4

HOMESTEAD APPROVALS: 0

SUBDIVISIONS: 1

SINGLE LOT VARIANCES: 1

VARIANCES (ZBA): 3

SITE PLAT APPROVALS: 1

OTHER P&Z REQUESTS 0



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co., Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 3, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- October 15, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3") for a multifamily residential development.
- The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet.
- The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West.
- The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west.
- The subject property is vacant.
- The Future Land Use Map shows the West two thirds of the property designated for low density residential uses. The East one third of the property is designated General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses.

- Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING A 9.83 ACRE GROSS AND 9.48 ACRE NET TRACT OF LAND OUT OF LOT 33, BELL WOODS CO'S SUBDIVISION "C", LOCATED ALONG THE WEST SIDE CONWAY AVENUE (SH 107) APPROXIMATELY 265 FEET NORTH OF VICTORY STREET, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of Wednesday, October 15, 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. Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	From	To
A 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C"	AO-I	R-3

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

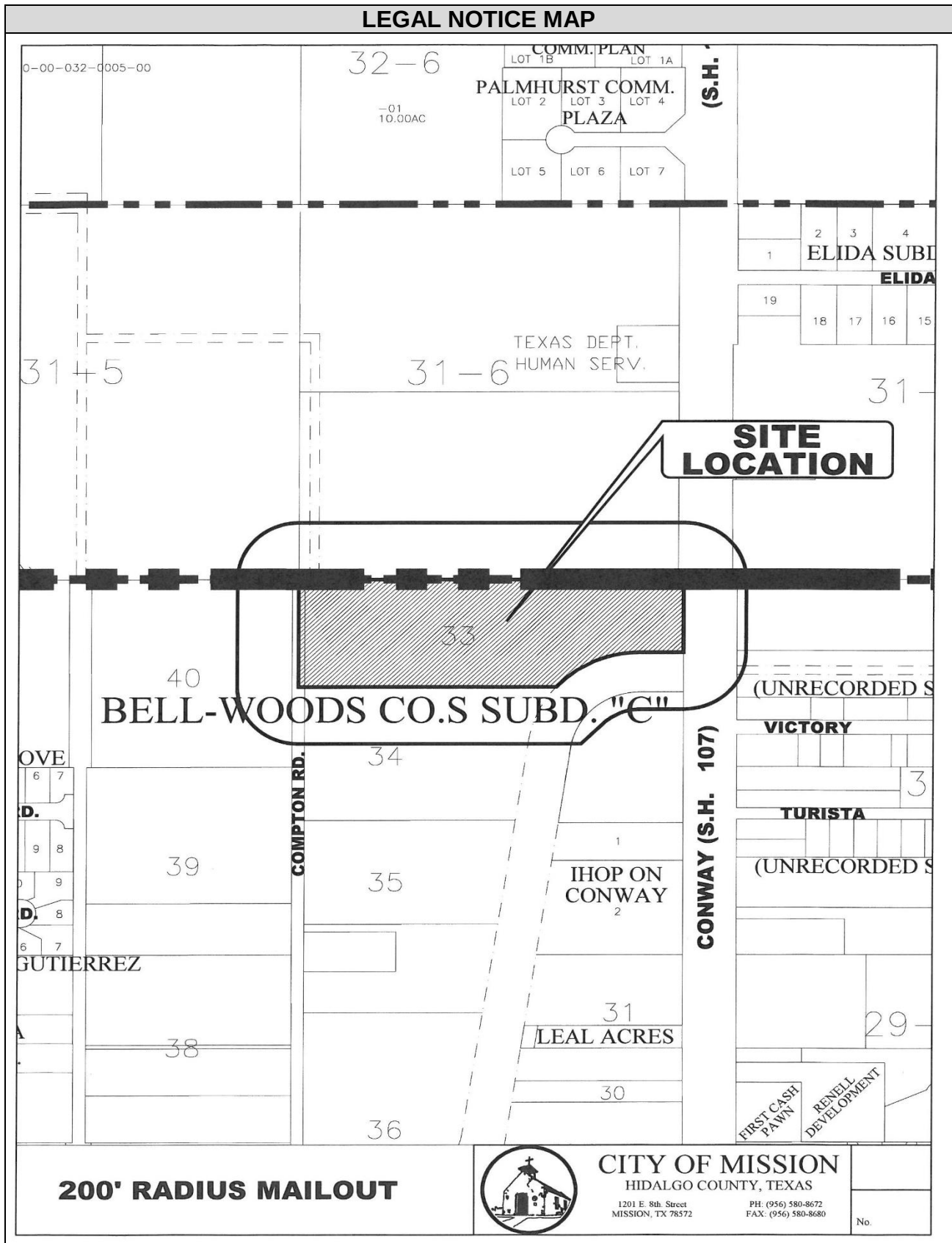
Norie Gonzalez Garza, Mayor

ATTEST:

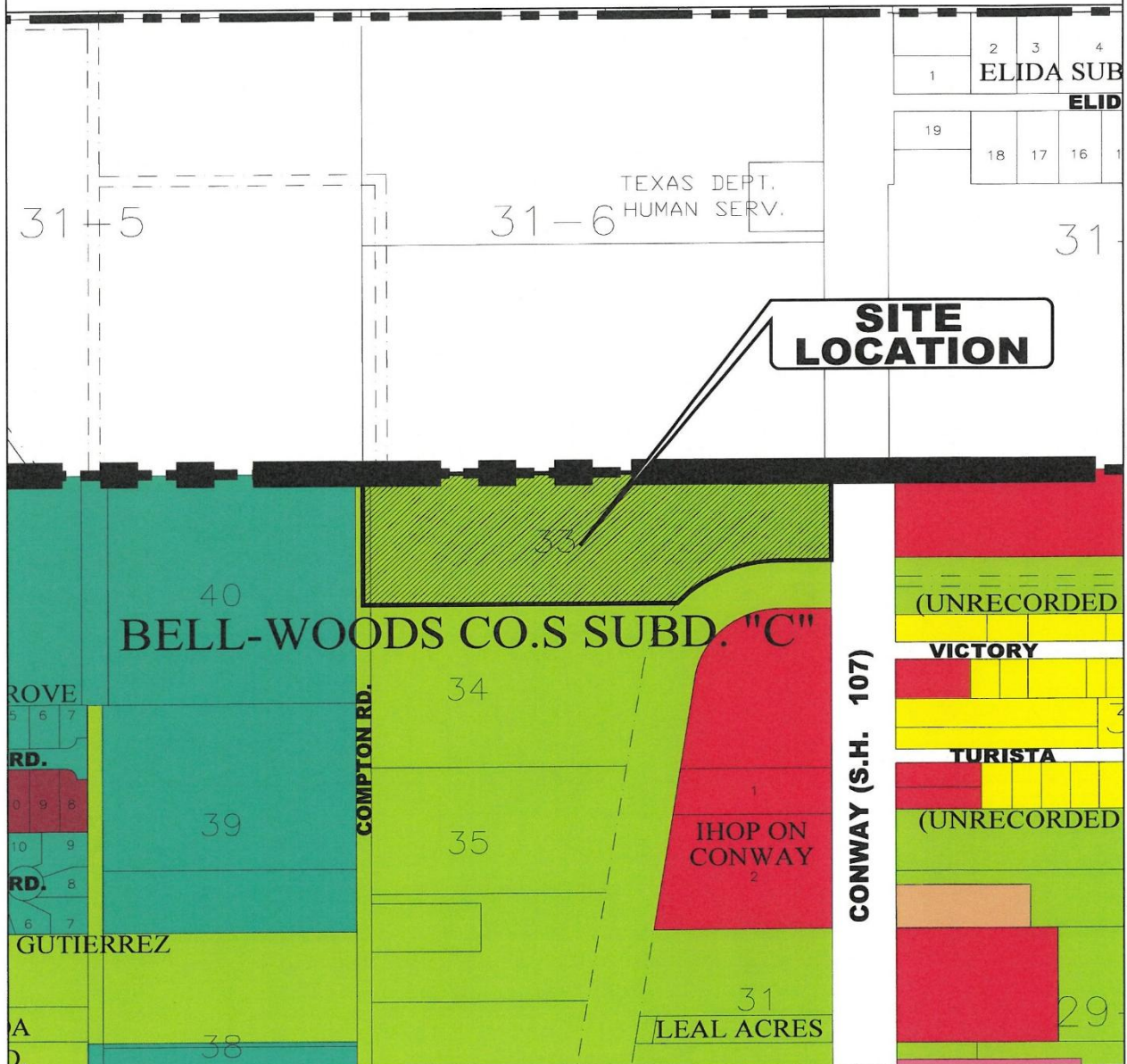
Anna Carrillo, City Secretary

EXHIBIT "A"





ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

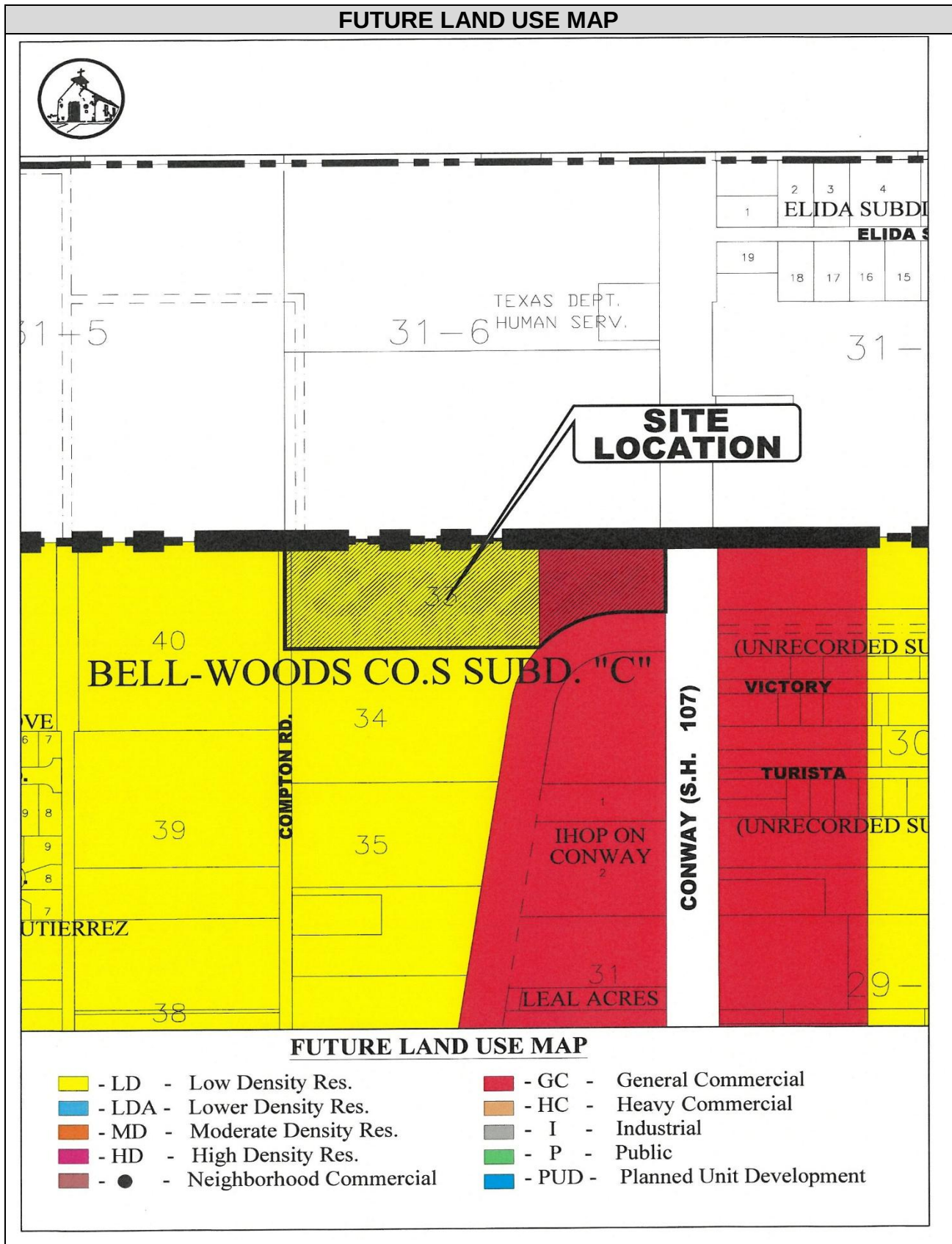
AERIAL



[illegible]

PHOTO OF THE SUBJECT PROPERTY





MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units “M”, “N”, “O”, “P”, and “Q”, Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M. Applicant: Royal Water LLC, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the South side of 1st Street approximately 200 feet East of Bryan Road.
- Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council.
- This business has been in operation without a business license since August, 2025.
- The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite.
- A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite.
- The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m.
- Staff: 3 employees
- Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners.

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

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others.
4. Must comply with the noise ordinance.
5. Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m.
6. No water to be sold from the suite.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE MANUFACTURING & PACKAGING OF WATER AND ICE – ROYAL WATER IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING ALL OF UNITS “M”, “N”, “O”, “P”, AND “Q”, BRYAN POINT BUSINESS CONDOMINIUMS SUBDIVISION, LOCATED AT 1352 E. 1ST STREET, STE. M

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 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. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
1352 W. 1st Street, Suite M Being all of Units “M”, “N”, “O”, “P”, and “Q”, Bryan Point Business Condominiums Subdivision	For the Manufacturing & Packaging of Water and Ice – Royal Water	- Approval for 1 year to continue to assess this business - Compliance with all City Codes (Building, Fire, Health, Sign codes, etc.) - CUP is not transferable to Others - Must comply with the noise Ordinance - Hours of operation to be as follows: Monday thru Friday from 8:00 am – 5:00 pm - No water to be sold from the suite

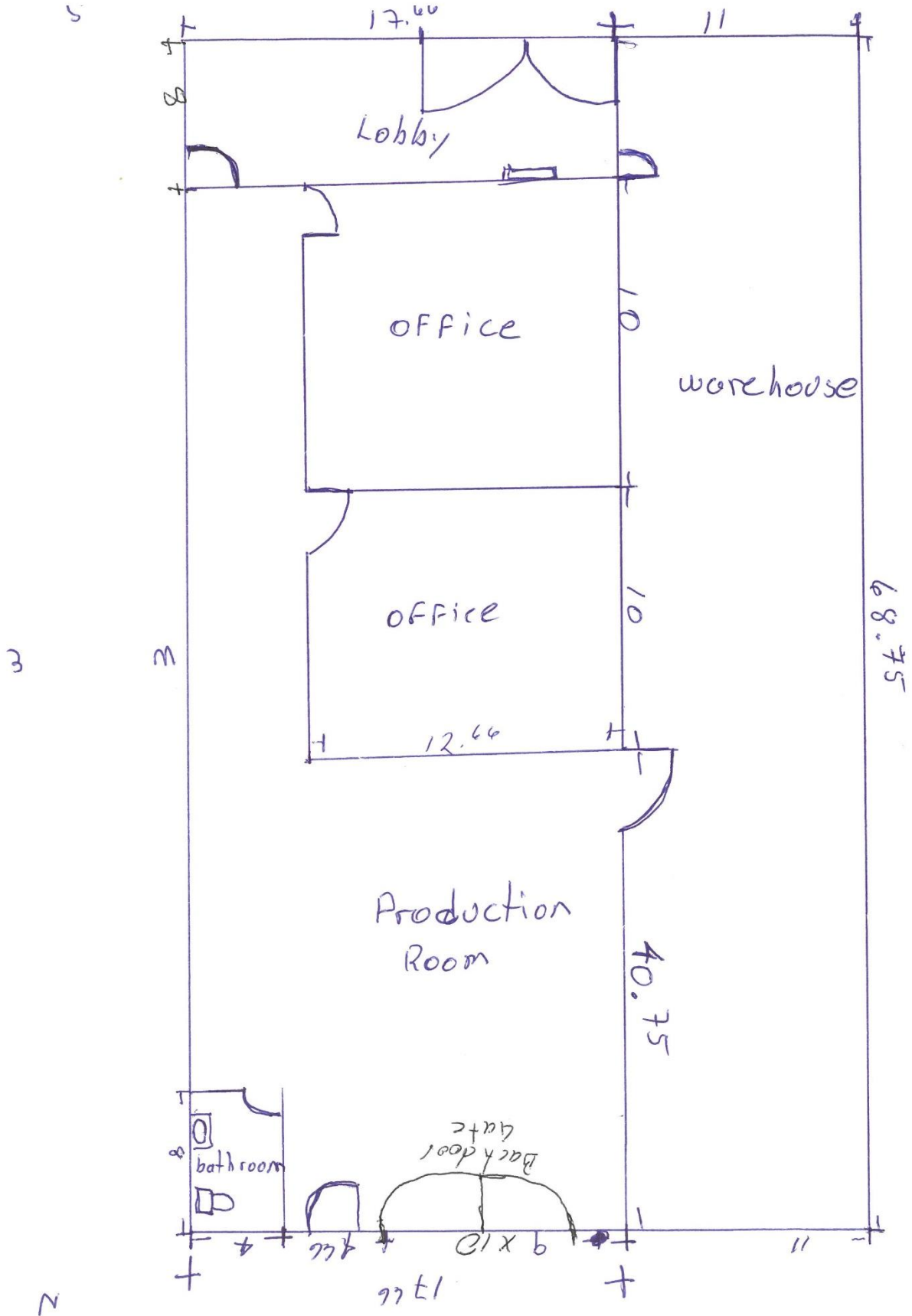
READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

Norie Gonzalez Garza, Mayor

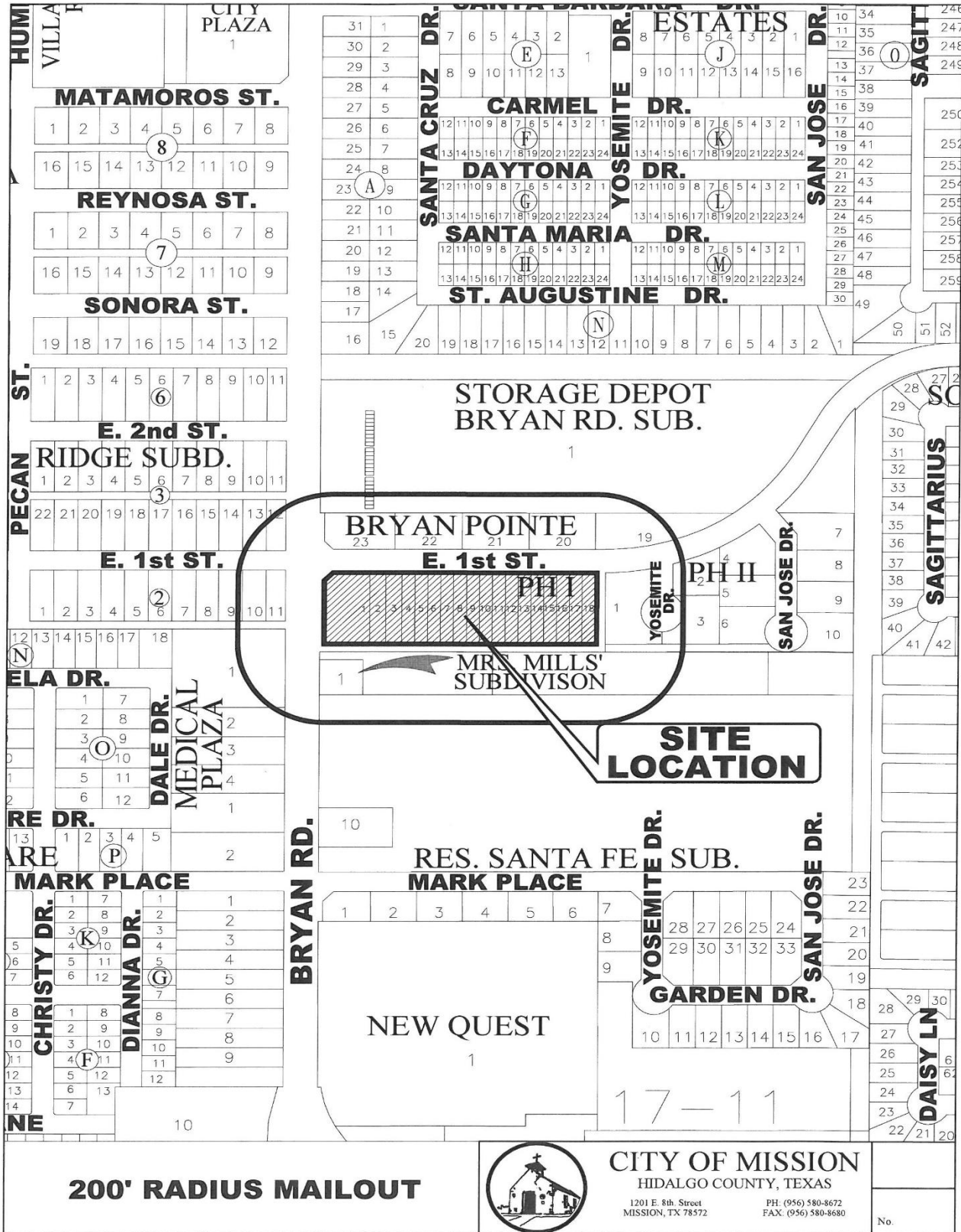
ATTEST:

Anna Carrillo, City Secretary

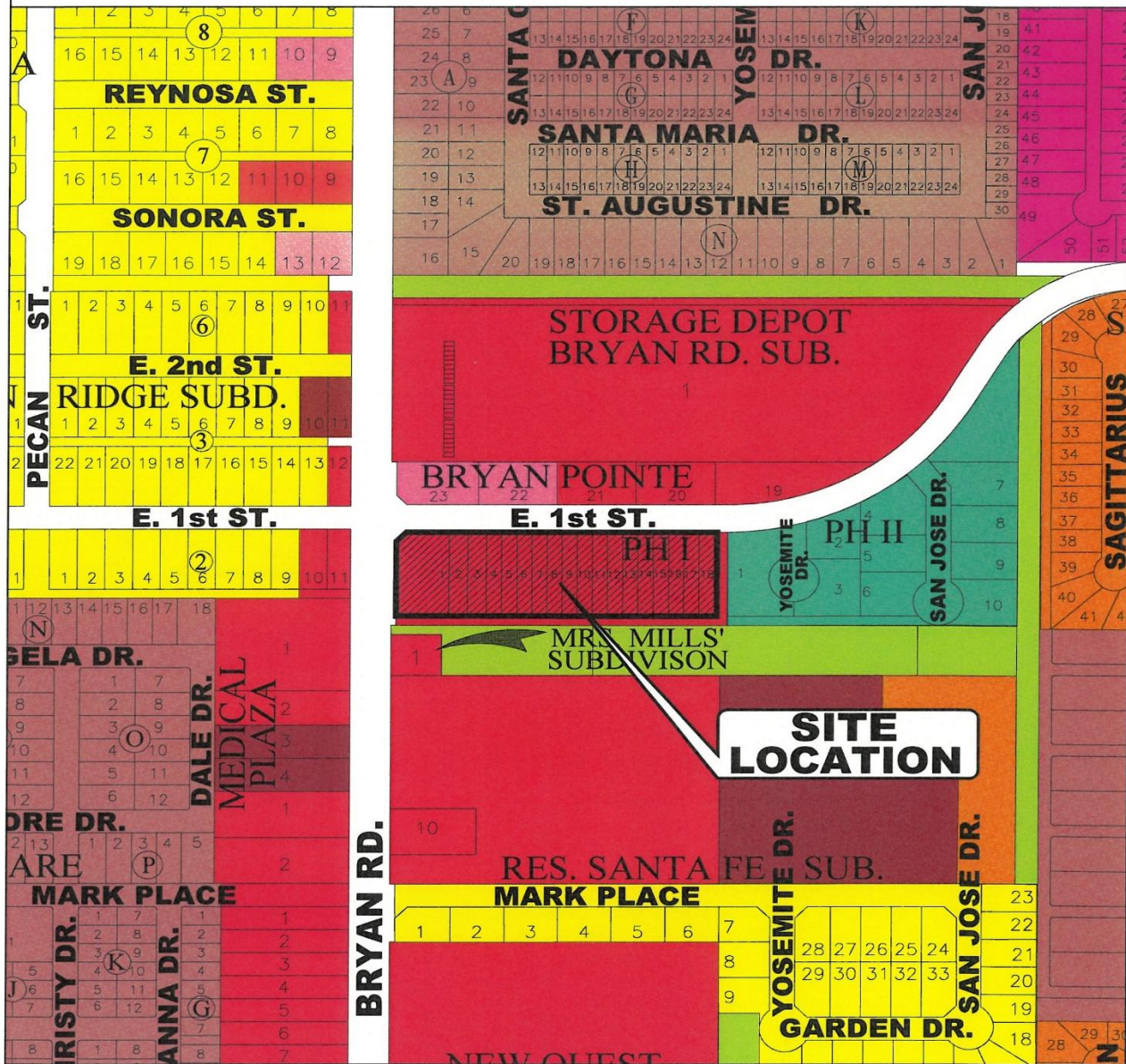
EXHIBIT "A"



LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

AERIAL PHOTO



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
316702	RSRA LP	1400 E RIDGE RD STE 10	MCALLEN	TX	78503-1536
188221	FERNANDEZ GONZALEZ ASOCIADOS LLC	102 S BRYAN RD	MISSION	TX	78572-6218
188222	ARANGO FAMILY LIMITED PARTNERSHIP	301 TORONTO AVE	MCALLEN	TX	78503
286384	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
286383	HUERTA DANIEL	1332 E 1ST ST	MISSION	TX	78572-5914
286398	SALINAS ANTONIO & RAQUEL E	917 N 27TH 1/2 ST	MCALLEN	TX	78501-7405
286397	TEDEX USA LLC	1804 OASIS AVE APT 304	MISSION	TX	78572-6905
286385	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
550722	ARANGO FMLY LMTD PTRNSHP	301 TORONTO AVE	MCALLEN	TX	78503
316698	WEIBEL DIANA LEAL	127 S BRYAN RD APT B	MISSION	TX	78572-6210
690004	LEAL MARIA D & EDYA G GUTIERREZ	PO BOX 699	MISSION	TX	78573-0011
316699	SALINAS DANIEL	6217 N 46TH ST	MCALLEN	TX	78504-5564
1014358	TROY INVESTMENT COMPANY No 7 LP	PO BOX 3817	BROWNSVILLE	TX	78523-3817
1014355	MOVE IT STORAGE	PO BOX 320099	ALEXANDRIA	VA	22320
690007	GARZA JULIAN J & KARLA D	3601 W MILE 5 RD	MISSION	TX	78574-4944
1067265	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067266	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067267	DELGADO NORMA A	2217 DAFFODIL AVE	MCALLEN	TX	78501-6159
1306840	BARRERA VENTURES LLC	715 E 12TH ST	MISSION	TX	78572-4223
1306842	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306843	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306844	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306845	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306846	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306847	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306848	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1376798	BELLA LINDA LEAL GARZA & DIANA WEIBEL SUCCESSOR TRUSTEES	4202 ESCONDIDO LN	PALMHURST	TX	78573-3671
1562563	MODENA DEVELOPMENT LLC	4900 W EXPY 83 STE 248	MCALLEN	TX	78501-3053
1562567	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562566	MYALLENGROUP LLC	5105A N 10TH ST	MCALLEN	TX	78504
1562565	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562564	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the North side of Griffin Parkway, approximately 360 feet East of Holland Road.
- Per Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There is an existing 24’ x 38’ drive-thru service window and a 4’ x 8’ LED menu board. The taqueria has been in business since 2015 at the above location, serving authentic Rio Bravo Tacos and more. Access to the site will be provided off of West Griffin Parkway through an existing 26’ driveways.
- The proposed days and hours of operation are Monday – Sunday from 11:00 am to 12:00 am
- Staff: 8 employees
- Parking: the parking is held in common for this commercial plaza and have a total of 60 parking spaces that are shared with other businesses.
- The last conditional use permit approved for this drive-thru service window for this location was on November 12, 2024 for a period of 1 year.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

- Life of the Use with the understanding that the permit could be revoked due to noncompliance.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
- Hours of operation are Monday – Sunday from 11:00 am to 12:00 am
- CUP not be transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOW – TAQUERIA OVIEDO IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 2, AZIZ NO. 2 SUBDIVISION, LOCATED AT 608 W. GRIFFIN PARKWAY.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 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. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description

608 W. Griffin Parkway
Lot 2, Aziz No. 2
Subdivision

Type

Drive-Thru Service Window –
Taqueria Oviedo

Conditions of Approval

- Life of use with the understanding that the permit can be revoked due to noncompliance.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
- CUP is not transferable to others
- Hours of operation to be as follows: Monday – Sunday from 11:00 am – 12:00 am

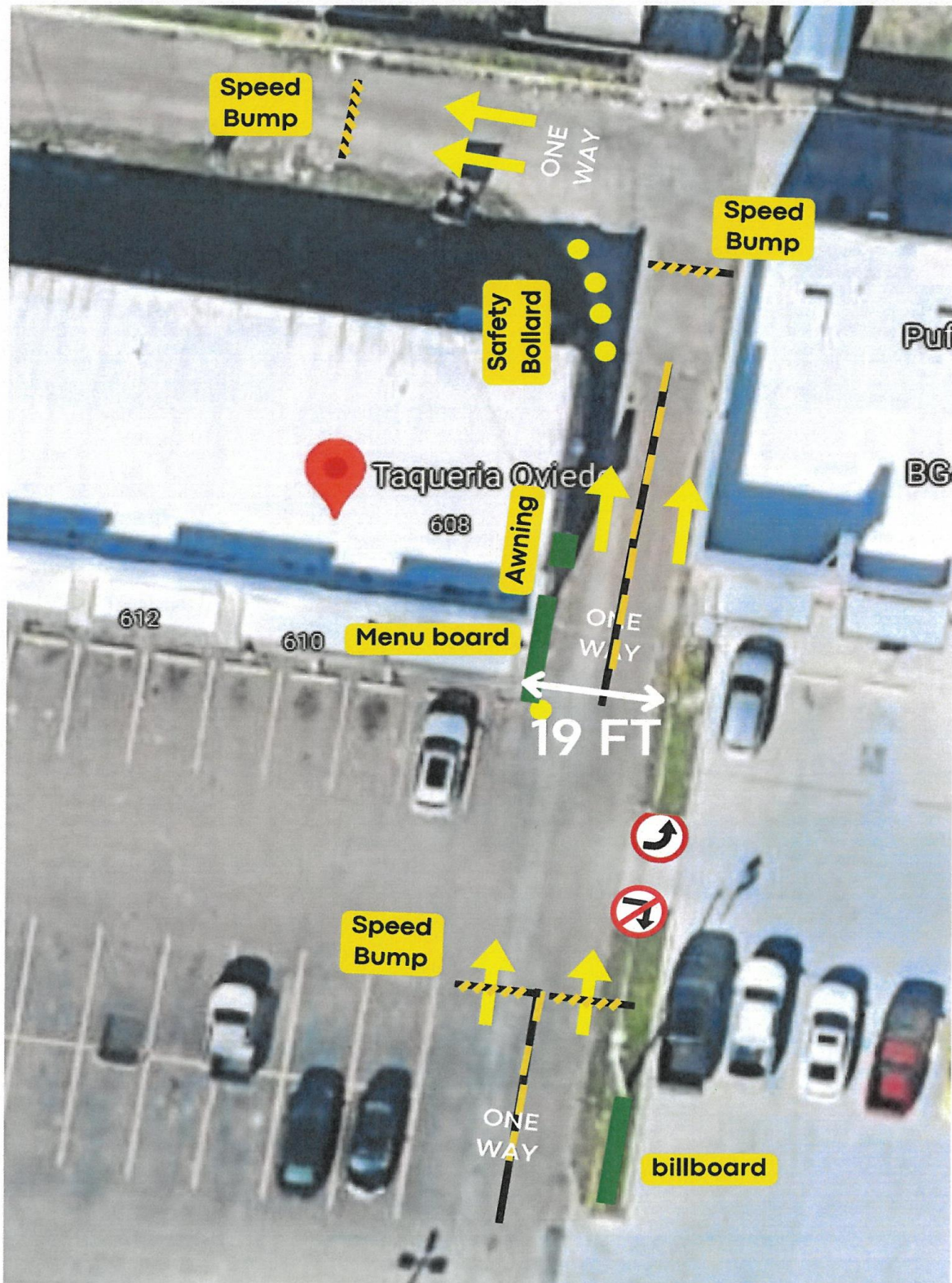
READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

Norie Gonzalez Garza, Mayor

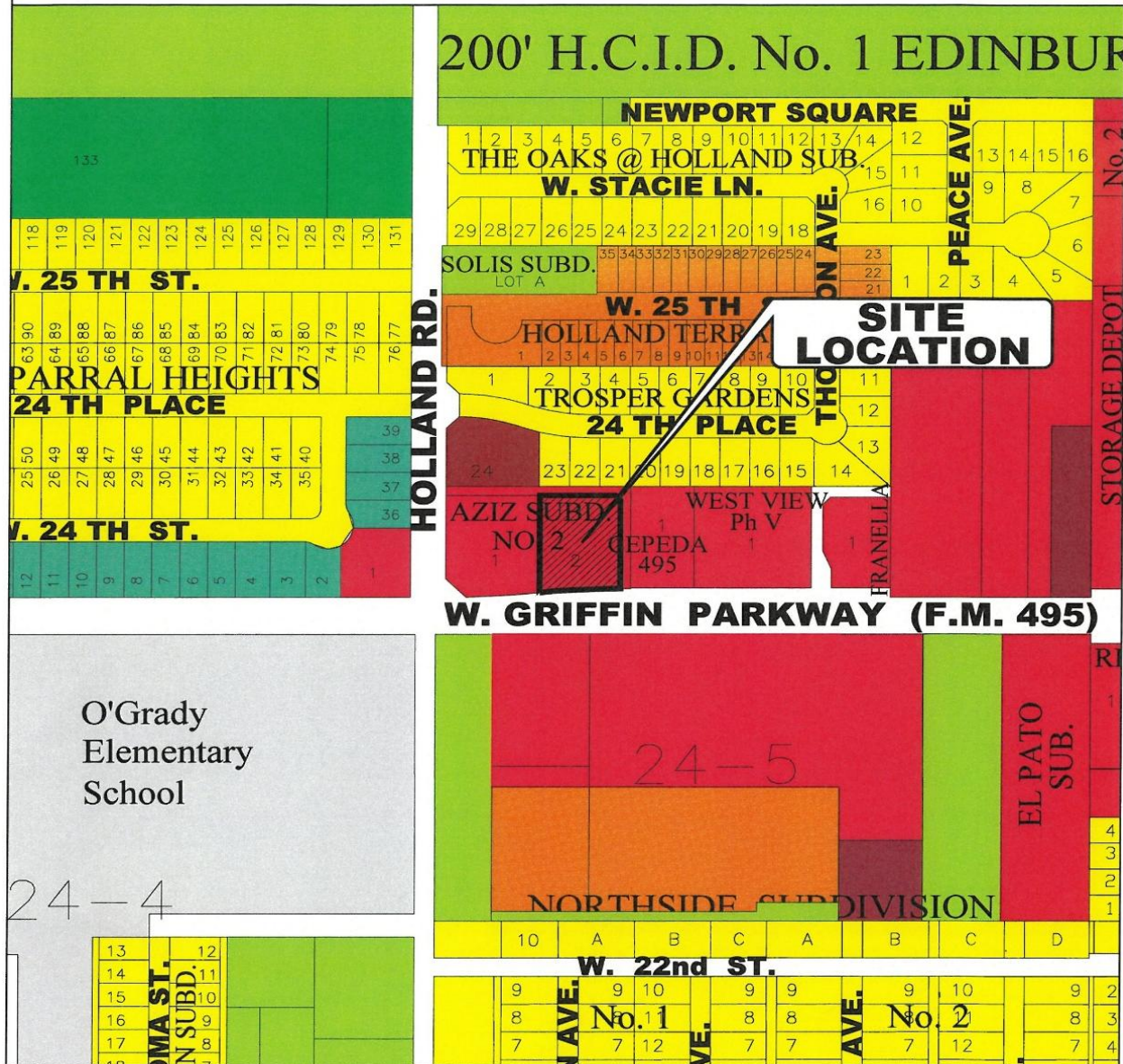
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

AERIAL PHOTO



EXTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
580349	7- ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
693057	GALLEGOS JUAN MANUEL	713 W 24TH PL	MISSION	TX	78574-2743
580350	CEPEDA FLUMENCIO	6717 N BENTSEN RD	MCALLEN	TX	78504-9478
693051	SALINAS DONNA L HARRISON	701 W 24TH PLACE	MISSION	TX	78574-2743
693056	GUTIERREZ SILVIA & RUBEN	711 W 24TH PL	MISSION	TX	78574-2743
693034	CANALES ARNULFO	929 BOWEN ST	MISSION	TX	78572-3606
693035	PINA JAIME & IDANIA	716 W 24TH PL	MISSION	TX	78574
693036	GARZA GUALBERTO JR & JESENIA LEE GOMEZ	712 W 24TH PL	MISSION	TX	78574-2751
693052	GONZALEZ ERICK & ROSALBA	703 W 24TH PLACE	MISSION	TX	78574-2743
693053	CASTILLO SERGIO A	705 W 24TH PLACE	MISSION	TX	78574-2743
693054	GARCIA MAGDALENA	707 W 24TH PL	MISSION	TX	78574
693055	OLIVAREZ ROSA ANA	709 W 24TH PL	MISSION	TX	78574-2743
316896	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316898	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
693040	PADILLA ROBERTO	704 W 24TH PLACE	MISSION	TX	78574-2751
693039	SALINAS MARIO S & MARTINA L	706 W 24TH PL	MISSION	TX	78574-2751
693041	SALINAS JOSE C & MARIA M	702 W 24TH PL	MISSION	TX	78574-2751
693037	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
693038	BIRES RENTAL PROPERTIES LLC	3809 N 8TH COURT UNIT #4	MCALLEN	TX	78501-1777
1069238	LUBIN PROPERTIES LLC	PO BOX 2978	MCALLEN	TX	78502-2978
1238559	CEPEDA FLUMENCIO JR & MARIA E &	6717 N BENTSEN RD	MCALLEN	TX	78504



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

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

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street.
- Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since 1960 but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025 meeting.
- The applicant has submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners are property owners within the 200-foot notification area (18.69%).
- For the last two years there have been three (3) abandoned vehicle, one loud noise, one incident, and one theft report.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:p.m. to 12:00 a.m.
- Staff: 3 employees
- Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces are required. There are a total of 12 off-street parking spaces at the site. Since this property is located within the Mission’s Central Business District, it is exempt from parking requirements for the existing structure.

- Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital.
- There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only.
9. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.
10. Live music allowed outside

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 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. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue Being the south 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House	1. Approval for 6 months to continue to assess this business 2. Continue to comply with all city codes (Building, Fire, Health, etc.) 3. Wavier of the 300’ separation requirement from the residential homes 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance 8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only. 9. Hours of operation are Monday thru Saturday from 10:00 am to 12:00 am and Sundays from 12:00 p.m. to 12:00 a.m. 10. Live music allowed outside 11. Acquire a decibel reader

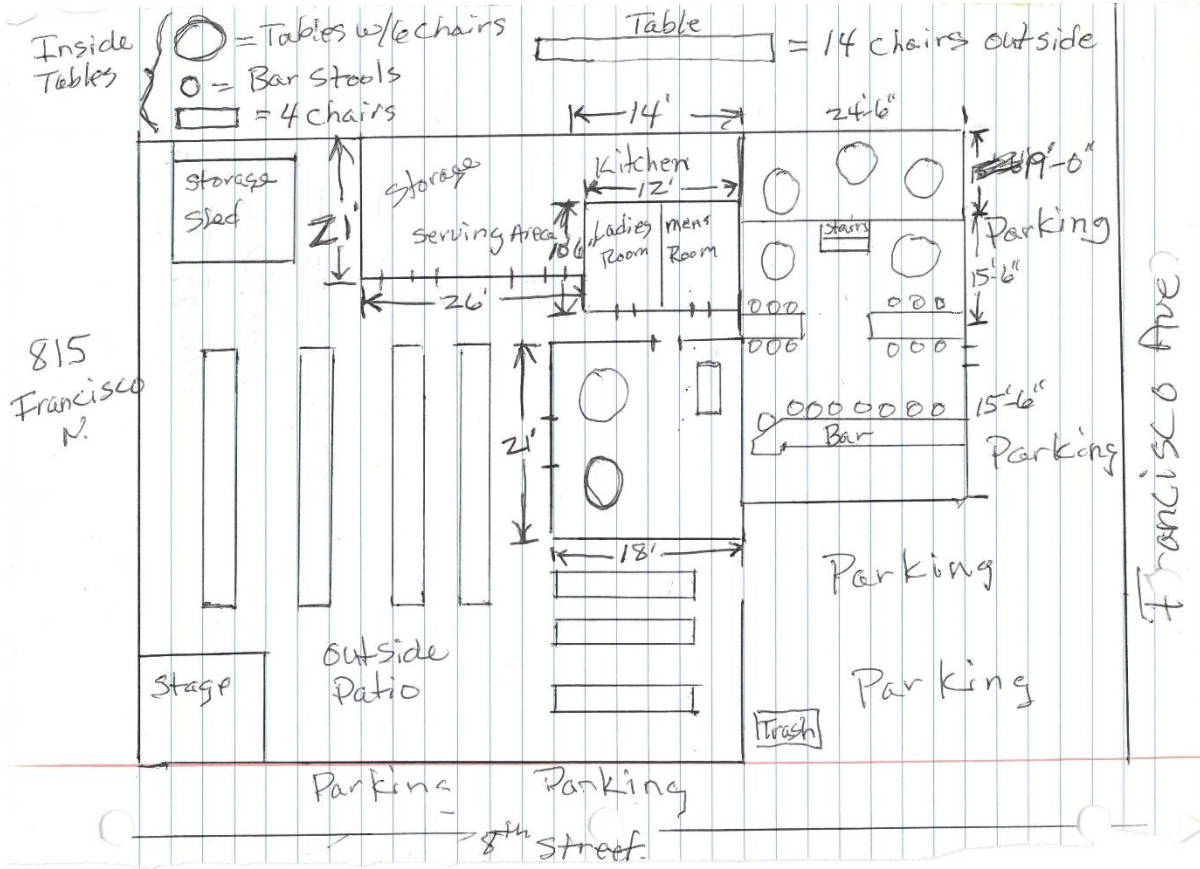
READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

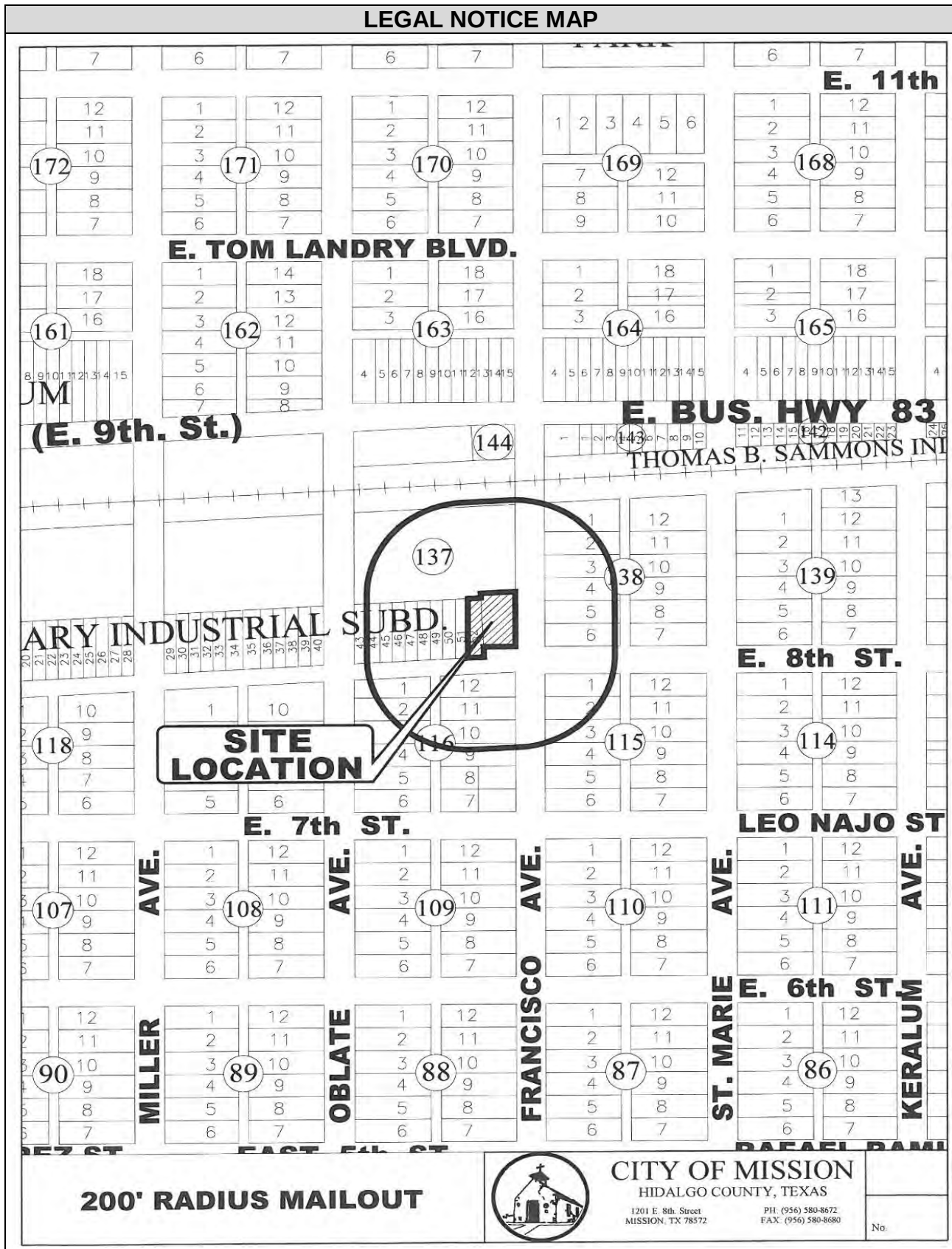
Norie Gonzalez Garza, Mayor

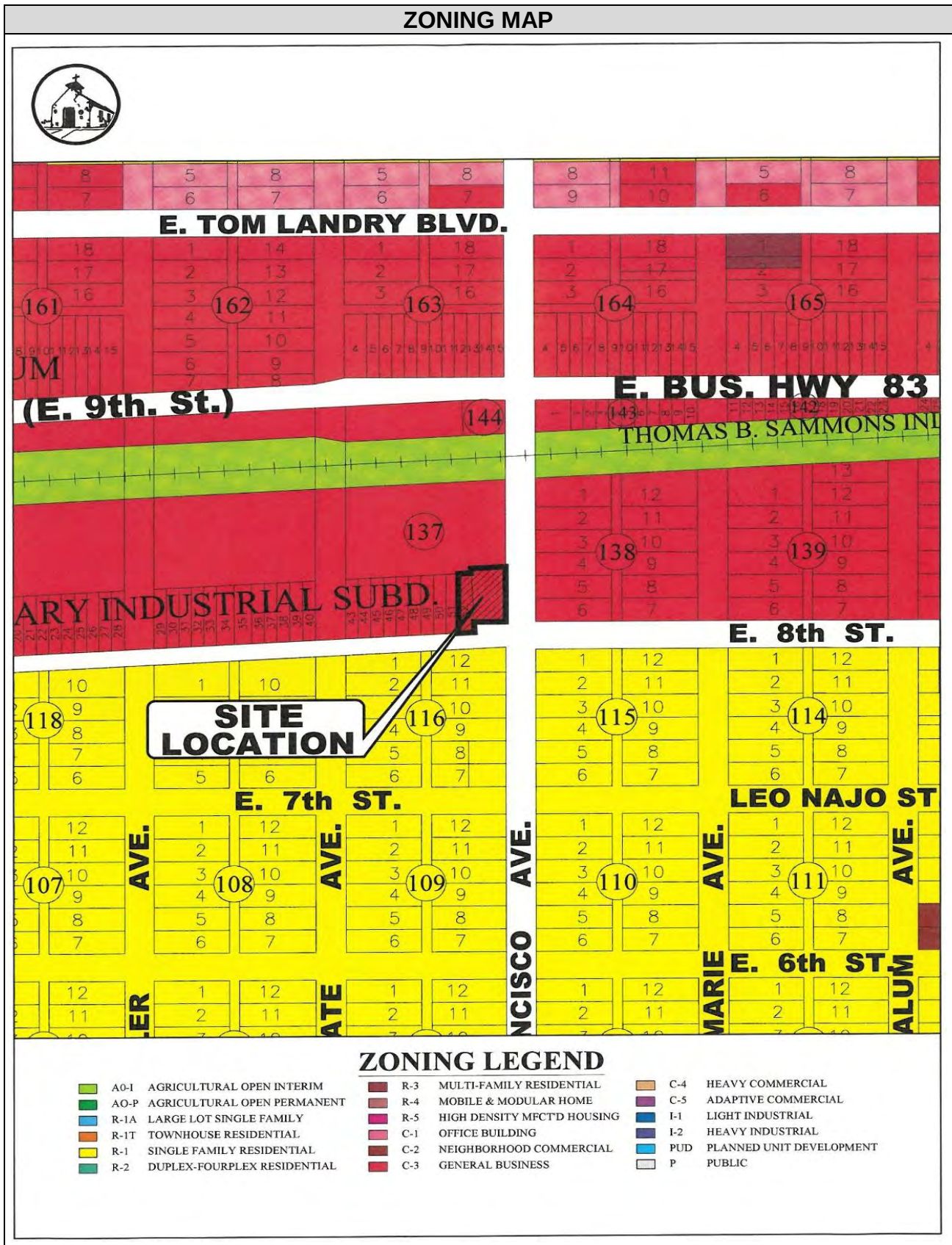
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



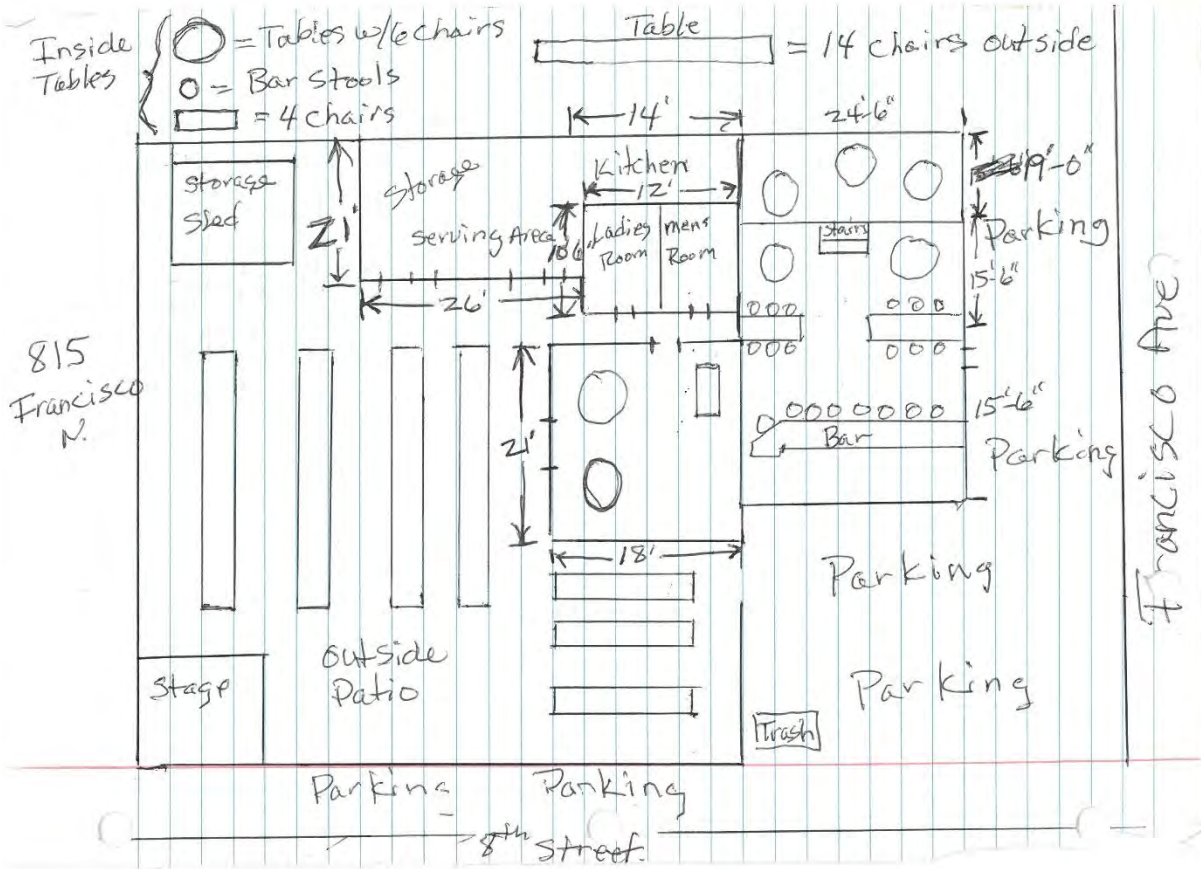




AERIAL



FLOOR PLAN



PHOTO



COURTYARD PHOTO



INTERIOR PHOTO



PETITION IN SUPPORT

Petition to bring back outdoor music.

- Signatures are from our customers
+ neighbors who reside within 300-ft.
From the Ice House.

1. Anika Garza - 710. W. Francisco Ave. Mission TX - *Anika Garza*
2. James Ferguson - 710 W. Francisco Ave. - Mission TX - *James Ferguson*
3. Evelyn Flores - 407 Oblate St. Mission, TX - *Evelyn Flores*
4. Hermila Villarral 724 N. Francisco Ave. Mission, TX. 78572 *Hermila Villarral*
5. Valma Villarral 1404 E. 29th St. Mission TX 78574 *Valma Villarral*
6. *Valma Villarral* 110 N. Keralum Ave. Mission TX 78572 *Valma Villarral*
7. Primitivo Garza Perez Garza's Tires & Services 417 E 8th St Mission TX
8. Jesus Cruz HMT Customs
415 E 8th St Mission TX
9. Omar Flores 302 N 1st Main St Mission TX
10. Rodolfo Quintanilla 515 Keralum Ave. Mission TX *Rodolfo Quintanilla*
11. Freddy Garza 517 Keralum St. Mission TX *Freddy Garza*
12. Carrie Guerra 120 N Francisco Mission TX
13. Erasmo Garza Jr. 1602 Millen Ave Mission TX
14. *David* 482 Francisco St Apt 31 Mission TX *David*
15. Maria Lisa Navarro 422 N. Francisco Ave #3 Mission TX
16. Nanda De Leon Navarro 422 W. Francisco Ave #3. Mission TX *Nanda De Leon*
17. John Barrios 430 N. Francisco Mission TX
18. Daisy Reyes 216 North St. Mission TX *Daisy Reyes*
19. Rolando Reyes 216 North St. Mission TX *Rolando Reyes*
20. Victor Reyes 216 North St. Mission TX *Victor Reyes*
21. Fabian Reyes 216 North St. Mission TX *Fabian Reyes*
22. Yanika B. Guerrero 407 Keralum Mission TX *Yanika B. Guerrero*

PETITION IN SUPPORT

23. Iana Torres 416 Miller Ave Mission TX
24. Anita Lopez 416 Miller Ave. Mission TX Santa Lopez
25. Amanda Ascencion 315 Miller Mission Amanda Ascencion
26. Arturo Ascencion 315 Miller Ave. Mission Arturo Ascencion
27. Hilda Canales 615 N. Mayberry Mission
28. Joe Garcia 5901 Pueblo Mission
29. Carlos Espinoza 608 N. St Marie St Mission.
30. Jimmy Sanchez 421 E. Leonajo St. Mission #1
31. Janita Hernandez 421 E. Leonajo St. Mission #1
32. Kde Sanchez 412 E. Leonajo St. Mission #1
33. Jesse Sanchez 412 E. Leonajo St. Mission #3
34. Zandra Villarrica 412 E. Leonajo St. Mission #3
35. Manuel Torar III 412 E. Leonajo St. Mission #3
36. Marcus Ordanez 412 E. Leonajo St. Mission #2
37. Manuel Torar IV 412 E. Leonajo St. Mission #2
38. Alejandra Sanchez 607 W. Francisco Ave Mission
39. Denise Perez 607 W. Francisco Ave. Mission Denise Perez
40. Sandra Montano 607 W. Francisco Ave. Mission Sandra
41. Regina Diaz 607 W. Francisco Ave. Mission Regina Diaz
42. Francisco Martinez 409 Naranja Mission TX. Salgine
43. Howard + Alice Kcel 2845 W. Bensten Palm Dr. AZ
Palmview, TX
44. John & Ozuna 3104 Santa Lydia St. Mission
45. Cristos Ozuna 447 Citrus Ave Mission
46. Issac Ozuna 3204 W. W. Ave. Mission
47. Smel Martinez 1028 S. Conkey Mission
48. WALTER COSSAIRT 2545 SO BENITSON DR

PETITION IN SUPPORT

49. Ramiro Lopez 708 Oblate ~~Ramiro Lopez~~
50. Perla Muñoz 708 Oblate ~~Perla Muñoz~~
51. Erika Muñoz 708 Oblate ~~Erika Muñoz~~
52. Roy Martinez 1701 W. 21st ~~Roy Martinez~~
53. Berenice Martinez 7511 W. Bush Hwy Mission TX ~~Berenice Martinez~~
54. Israel Martinez 7511 W. Bush ~~Israel Martinez~~
55. Daniel Martinez 7511 W. Bush ~~Daniel Martinez~~
56. Brenda Martinez 7511 W. Bush ~~Brenda Martinez~~
57. Frank Hernandez 1405 E 29th St Mission TX
58. Alma Hernandez 1405 E 29th St Mission TX
59. HAROLD ELLIOTT 1240 E BUS HWY 83 MISSION
60. BARB ELLIOTT 1240 E BUS HWY 83 MISSION
61. JANICE ELLIOTT 1240 E. BUS HWY 83 MISSION
62. Harold J Elliott Jr 1240 E Bus Hwy 83 Mission
63. Saul Garza 413 Francisco Mission ~~Saul Garza~~
64. Henry Torres 413 Francisco Mission ~~Henry Torres~~
65. JOHN GARZA 1110 N Keralum Ave Mission
66. Cornelio Garza 1110 N. Keralum Ave Mission ~~Cornelio Garza~~
67. Sebastian Garza 1110 N. Keralum Ave Mission ~~Sebastian Garza~~
68. IVAN G. JAMEZ 1820 Clay Tolle St Mission TX ~~Ivan G. Jamez~~
69. Minnie Dye 1820 Clay Tolle St Mission TX ~~Minnie Dye~~
70. Rick Dye 1820 Clay Tolle St Mission, TX ~~Rick Dye~~
71. Andres Fernandez 506 S. Marie #1 Mission ~~Andres Fernandez~~
72. Irma Cavazos 509 N. Keralum Mission ~~Irma Cavazos~~
73. Fernando Cavazos 509 N. Keralum Mission ~~Fernando Cavazos~~
74. Guadalupe Cavazos 509 N. Keralum Mission ~~Guadalupe Cavazos~~
75. Anna Gomez 509 N. Keralum Mission ~~Anna Gomez~~

PETITION IN SUPPORT

76. Aidan Alvarez 509 N. Keralan Mission Adalvarez
77. Beto Cavazos 509 N. Keralan Mission B. Cavazos
78. Manuel Cavazos 509 N. Keralan Mission Manuel Cavazos
79. Diana Salinas 210 Elm St. Mission Diana Salinas
80. Aliza Salinas 210 Elm St. Mission Aliza Salinas
81. Petriq Dorado 416 Stacie Ave Mission P. Dorado
82. Virginia Gonzalez 1500 E. 24th St Mission Tx Virginia Gonzalez
83. Jada B. Gonzalez 1500 E. 24th Mission Tx Virginia Gonzalez
84. Alma A. Trevino 118 N. Canal Ave Mission Virginia Gonzalez
85. Armando Trevino 118 N. Canal Mission Tx. A. Trevino
86. Miguel Reyna 810 N. Mayberry Rd. Mission Tx
87. Steve Alvarez 2403 Timberwood St Mission Tx 78574
88. Walberto Rodriguez 214 Doherty Mission Walberto
89. Brenda Moreno 310 N. Francisco Ave Mission, TX Brenda
90. Cecilia Villa 2618 S. Mission, TX
91. JEC B. JASSO 601 E. M. Lk. 111K
92. LARA JASSO 1301 13th ST. Mission, TX
93. JESSICA VILL 601 13th St. Mission, TX
94. Roberto Vela 1417 Oblate St. Mission Robert
95. Dina Elena 605 Las Brisas Dr Mission 78574
96. Mike Elena 605 Las Brisas Dr. Mission
97. Dez Cortez 309 J. J. Dr. Mission Dez
98. Robert Alvarado 2815 W. Parula Mission
99. Virginia Alvarado 2201 Clint St. Mission
100. Marco Alvarado 2201 Clint St. Mission
101. Joira Pente 806 N. Mayberry Mission

PETITION IN SUPPORT

102. Rodney Santee 2545 Berken Palm Mission
103. Novalea 2545 Berken Palm Mission
104. Aide Hinojosa 411 Pedro Ave. Mission side
105. Rafael Hinojosa 411 Pedro Ave. Mission
106. Jerry Hinojosa 411 Pedro Ave. Mission
107. Janatha Vela 904 E. Miller St. Mission Janatha Vela
108. Israel Quintan 12. 2312 W. Palm Cir. Mission ID.
109. Israel Quintan 1112312 W. Palm Cir. Mission ID.
110. Iris Carrasco 3901 Pena St. Mission Iris Carrasco
111. Hugo Lopez Garcia 3901 Pena St. Mission Hugo L.
112. Felipe Perez 314 Warahachie Mission. Felipe
113. Sullivan Playle 1820 Clay Tole Mission TX Sullivan Playle
114. Shayla Gorman 1820 Clay Tole Mission TX Shayla Gorman
115. Russell Michael 2905 N Conway Mission TX Russell
116. Rominio Zamora P.O. Box 100 Mission TX
117. Jose Luis Zamora P.O. Box 98 Mission TX
118. Alberto Palacios 444 Pina 5239 N. Taylor Rd. Palm, Texas
119. Maria D. Garcia 606 mayberry St. Warrington
120. Melissa Ensa 1301 morril St. AL
121. Katelyn J. Trevino 1406 Cecil Rd. Katelyn J. Trevino
122. Marissa Flores 502 E. Champion Ln. Mission
123. Marissa Flores 502 E. Champion Ln. Mission
124. Eder Flores 502 E. Champion Ln. Mission
125. Miguel Vasquez 570 sandpiper Ave. Mission Miguel
126. Shawn Ling 509 Joshua Dr. Mission Shawn
127. Samatha Langoria 1511 Las Brisas Mide Sam

PETITION IN SUPPORT

129. Enequina D. Salazar 2216 Augusta Mission E.M.
 129. Meliani Trullone 611 Pedro Ave Mission W.M.
 130. Araceli Sanchez 1902 Oasis Ave Mission Q.M.
 131. Jackie Sanchez 416 E. Golden Hwy Mission J.
 132. Monica Arredondo - 122 Donaty - Mission M.G. Arred.
 133. Richard Arredondo - 122 Donaty - Mission R.M.
 134. Lore Sanchez - 1505 Peace Mission TK J. L. L. S.
 135. Bixtany Sanchez - 416 E. Golden Hwy B. L. S.
 136. Raven Hernandez - 1902 Oasis Mission R. Hernandez
 137. Aidan Hernandez 1902 Oasis Mission A. Hernandez
 138. Ana Sanchez - 1902 Oasis Mission A. Sanchez
 139. Julian D. Ochoa 1208 East Griffin Pkwy Mission
 140. Eric Ochoa - 1208 E. Griffin Pkwy
 141. Jean Moreno 1109 Oak St. Mission J. Moreno
 142. Robert Moreno 1109 Oak St. Mission R. Moreno
 143. Dora Montalvo 1109 Oak St. Mission D. Montalvo
 144. Shane Montalvo 1109 Oak St. Mission S. Montalvo
 145. Samantha Ventuck 1202 Peak St. Mission S. V.
 146. Angelica Gutierrez 1202 Peak St. Mission A. G.
 147. Sebastian Sanchez 1202 Peak St. Mission S. Sanchez
 148. Maribel Gutierrez 1202 Peak St. Mission M. G.
 149. Yesenia Gutierrez 1202 Peak St. Mission Y. G.
 150. Samuel Ventuck 1202 Peak St. Mission S. V.
 151. Christian Gonzalez 1202 Peak St. Mission C. G.
 152. Clara Sanchez 1004 Miller St. Mission C. Sanchez
 153. Max Sanchez 1004 Miller St. Mission M. Sanchez
 N

PETITION IN SUPPORT

151 Natile Sanchez 1004 Miller St Mission TX N.S
 152 Fey Sanchez 1004 Miller St Mission TX ~~Sanchez~~
 153 Nathan Sanchez 1004 Miller St Mission TX N.S
 154 Mauri Sanchez 1004 Miller St Mission TX M.S
 155 Armando Gutierrez 1208 Scott St Mission TX ~~micro~~
 156 Mariana Violeta 1208 Scott St Mission TX ~~Orches~~
 157 Yvette Yvette 1202 Scott St Mission TX
 158 Nette Farias 918 W 24th St Mission, Texas
 159 Denise Ponce 918 W 24th St Mission
 160 Daniel Ponce 918 W 24th St Mission
 161 Bernice Ponce 918 W 24th St Mission
 162 Belinda Ramirez
 163 Daniel Ramirez
 164 Jessica Montalvo Mission, TX
 165 Francisco Javier Treuno Jr. Mission, TX
 166 Jay Tyler Garza Mission, TX
 167 Sarah Christina Garza Mission, TX
 168 Kelly Ray Garza Mission, TX
 169 Lize Garcia, 810 Country Club, Mission
 170 Manuel Lugo, Mission, TX ~~U. Lugo~~
 171 Kayla Lurano 4016 Stacey Ln. Mission, TX
 172 Janet Castillo 4213 Palmetto Dr. Mission
 173 Yvonne Castillo 4213 Palmetto Dr. Mission
 174 Heracio Garcia 3211 N. Mayberry Rd. Mission
 175 Melissa Martinez 3105 S. Hybrid Mission TX
 176 Ely Garcia 314 Pamela St Mission TX

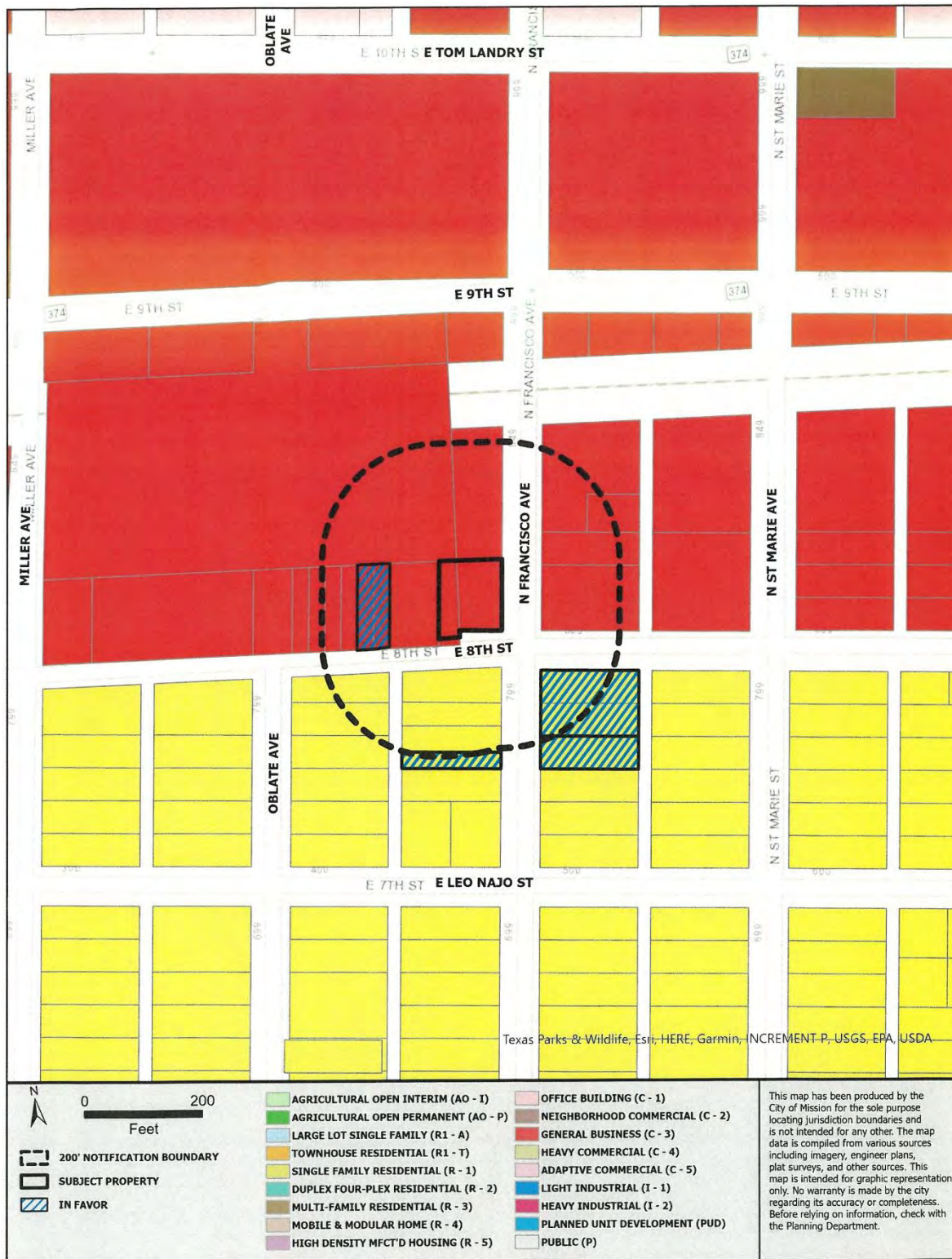
PETITION IN SUPPORT

180. Angre Garcia 2506 N. Bryan Mission
181. Sean Logan 310 S. Holland Ave. Mission
182. Qaliyah Logan 310 S. Holland Mission
183. Elsa Gomez 903 Oblate Mission
184. Juan Garza 903 Oblate Mission
185. Miquel Mendoza 306 Alma St Mission
186. Lorena Garcia 306 Alma St. Mission
187. Monica Garcia 306 Alma St. Mission
188. Larry Noyola 509 N. Keralum Mission.
189. Patricia Marks Hidden Valley Ranch.
190. Annabele Garcia 306 Alma St. Mission
191. Lizabeth Garcia 407 Oblate St. Mission
192. Dez Morin 407 Oblate St #3 Mission
193. Michelle Leal Garcia 304 Sunrise Ln. Mission
194. Camilo Garcia 304 Sunrise Ln. Mission
195. Andrew Solis 509 Keralum Mission
196. Oscar Garcia 304 Sunrise Ln.
197. Maribel Hernandez 341 N. Miller Mission
198. Michael A. Hernandez 341 N. Miller Mission
199. Thomas Montes 704 N. Miller Mission
200. Thomas Montes III 704 N. Miller Mission
201. Tania Hammad-Montes 704 N. Miller Mission
202. Juan Cruz 216 North St. Mission
203. Fabian Pe la Rosa 216 North St. Mission
204. Raul Medina 405 Bertha Ave. Mission
205. Ruben Medina 405 Bertha Ave Mission

PETITION IN SUPPORT

206. Alejandro Flores 804 W. Mike E Rd, Mission, TX 78572
207. RAVEN Villalga 1317 N Santa Maria
208. Adan Figueroa 207 San Jose
209. Cristian Gons. E. 317 Miller Mission.
210. Kristien Wines 607 E. 29th St. Mission TX 78573
211. Vanessa Wines 607 E. 29th St. Mission TX 78573
212. Azaneth Amara 1453 S. Dallas St. Alton, TX 78003
213. Maria Gastel 2215 E. Park Ave. Alton TX 78003
214. Carmen Gastel 2215 E. Park Ave. Alton, TX 78003
215. ~~Alfonso~~ 1602 Miller Ave. Mission, TX 78572
216. Emilio Alvarado 1804 Cheryl St Mission TX 78573
217. Luis Hernandez 110 W 22nd St Mission TX 78572
218. Juan Munoz 1816 N 35th / 1st St
219. Guillermo Muñoz 904 E Pebble Dr.
220. Sara Rene 905 Colquhoun Ct Mission, TX 78572
221. Amanda Hernandez 905 Colquhoun Ct Mission, TX 78572
222. ~~Ray Lopez~~ 207 E. Jettah Ray Mission
223. Michael Hernandez 110 W 22nd St 956-960-9441 7211166
224. Kevin Smith 207 429 78720
225. Maria Selis (956) 555-5910 507 S. Inspiration #13
226. Terqueline Sanchez (956) 271-5268 400 E. Griffin Parkway #1
227. Rachel Hingose (956) 258-7914 123 Cunaris
228. Thelma Hingosa Flores (956) 321-5022 123 Cunaris
- 229.
- 230.
- 231.

MAP OF PETITIONERS WITHIN THE NOTIFICATION AREA



INCIDENT REPORTS FOR THE YEARS 2024 AND 2025

Incident Search Result

Results

Agency: MPD

Agency #: TX1081000

Incident #	Type	Officers	Location	Call Date/Time	Subjects	Agency
2025-00015836	Abandoned Vehicle	0763 - Lopez, Victor *	815 N FRANCISCO AVE, TX	6/13/2025 5:00:00 PM	SANCHEZ, MARIA DE LOS ANGELES - Other	TX1081000
2025-00015380	Abandoned Vehicle	0555 - Perez, Jaime *, 0790 - Guerrero, Alexander *	815 N FRANCISCO AVE, TX	6/12/2025 11:02:46 AM		TX1081000
2025-00014783	Abandoned Vehicle	0777 - Flores, Josue *	815 N FRANCISCO AVE, TX	6/10/2025 2:51:01 PM		TX1081000
2025-00014600	Loud Noise	0713 - Cano, Raul *	815 N FRANCISCO AVE, TX	3/7/2025 10:07:00 PM		TX1081000
2024-00031476	Incident Report	0334 - Castillo, Daniel *, 0756 - Zapata, Mayte *	815 N FRANCISCO AVE, TX	7/30/2024 11:49:55 PM	Unknown, bernice - Caller, ROBLES, sergio F - Other	TX1081000
2024-00018193	Theft	0667 - Zuniga, Jessie *, 0753 - Perez, Daniel *	815 N FRANCISCO AVE, TX	5/3/2024 10:35:39 PM	GABBY - Caller, guajadro, alejandro - Caller	TX1081000
Total Records						6

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239492	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
607704	REYES VALERO	720 OBLATE AVE	MISSION	TX	78572-5352
239491	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239509	GONZALEZ JOSE JESUS JR & THELMA MORAIDA	4608 COUNTRY ST	EDINBURG	TX	78541-4275
239605	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
280703	MARTINEZ HUMBERTO ETAL	1500 LARK AVE	MCALLEN	TX	78504-3346
280709	PEREZ PRIMITIVO GARZA & YESENIA PORRAS VILLASLOBOS	112 DOHERTY AVE	MISSION	TX	78572-5434
280707	CRUZ JESUS	1200 W I ST	MISSION	TX	78572-6809
280710	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
239513	OVIDEO ROGELIO & ARMANDINA	420 E 8TH ST	MISSION	TX	78572-5332
239503	GONZALEZ RUBEN	601 SOLAR DR	MISSION	TX	78574-2360
239500	HERNANDEZ ABEL	412 E 8TH ST	MISSION	TX	78572-5332
719426	PENA ROBERT DAVID	800 N FRANCISCO AVE	MISSION	TX	78572-5640
239607	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239510	VILLARREAL HERMILA M REVOCABLE LIVING TRUST	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239511	REYNA JUANITA	518 MILLER AVE	MISSION	TX	78572-5340
239512	MELENDEZ ARELY	719 N FRANCISCO AVE	MISSION	TX	78572-5637
637065	CROWN COMM INC	4017 WASHINGTON RD PMB 353-	CANONSBURG	PA	15317-2510
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239608	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 4, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- September 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- October 1, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 450' north of 1st Street along the west side of Shary Road.
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She has been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site is via two 30' driveways off Shary Road.
- The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am,
- Staff: 15 employees in different shifts
- Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the other businesses within the commercial plaza.
- Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported.

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

STAFF RECOMMENDATION:

With no incidents occurring during their last approval, Staff recommends approval of the request subject to compliance with the following conditions:

1. Two Years with the understanding that the permit could be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES –EL ITACATE RESTAURANT IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION, LOCATED AT 301 N. SHARY ROAD, SUITE 240.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 1, 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. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
301 N. Shary Road, Suite 240 Being Lot 2, Shary Town Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant	1. Two years with the understanding that the permit could be revoked due to noncompliance 2. Continue to comply with all City Codes (Building, Fire, Health, Sign codes, etc.) 3. CUP is not transferable to others 4. Hours of operation are Monday thru Sunday from 7:00 a.m. to 12:00 a.m.

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

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



PROJECT NAME:

EL ITACATE

 PLAN:
 PROPOSED
 FLOOR PLAN

ADDRESS:

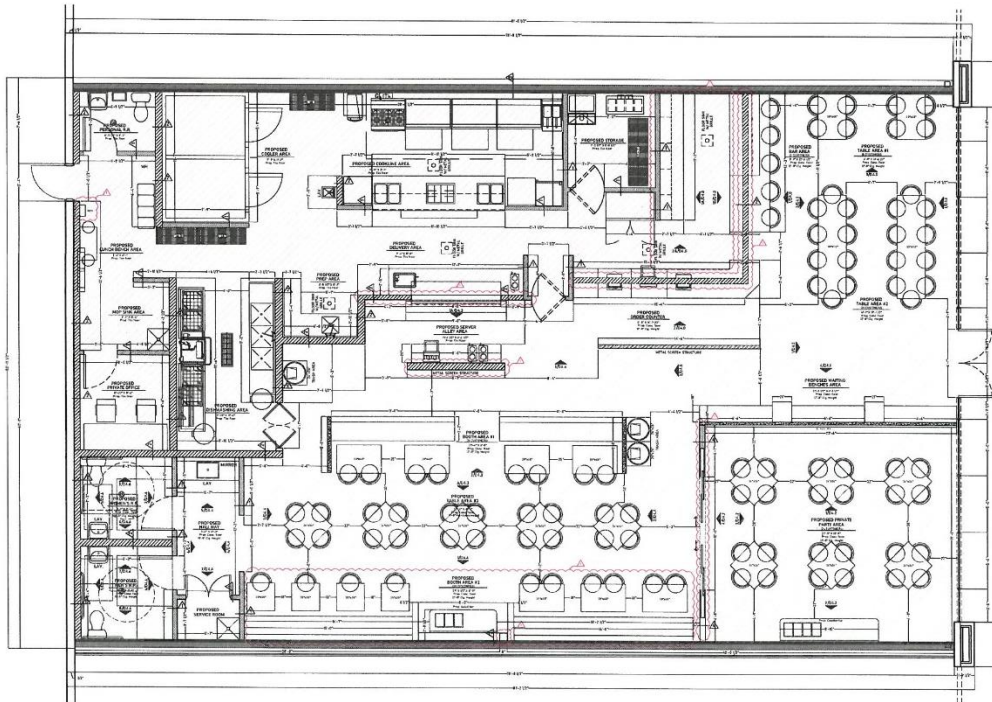
 El Itacate Mexican
 Eatery #3, Mission, TX

PROJECT No.	F24-032
PHASE:	CD
ISSUE DATE:	10/16/2024
DRAWN BY:	LJ
CHECKED BY:	EF

ADD#1 10-15-2024

PLAN NUMBER:

D3.0

 COPYRIGHT PROTECTED
 FANTICH DESIGN BUILD


PROPOSED FLOOR PLAN

SC: 1/4"=1'-0"

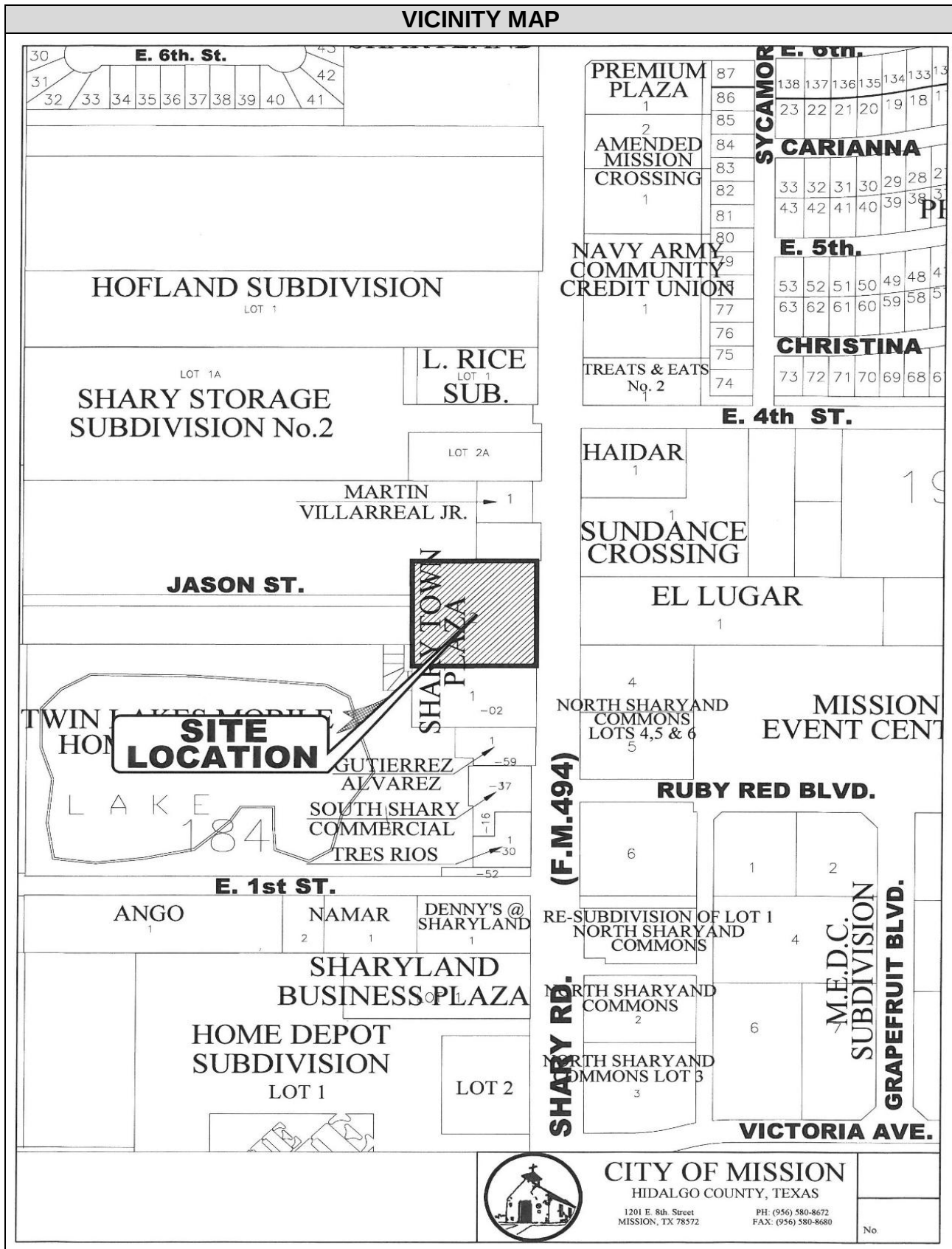
SPACE FOR 113 CUSTOMERS

HATCH LEGEND

	KITCHEN AREA= 1,428.217 SQ. FT.
	PUBLIC AREA= 2,571.7830 SQ. FT.

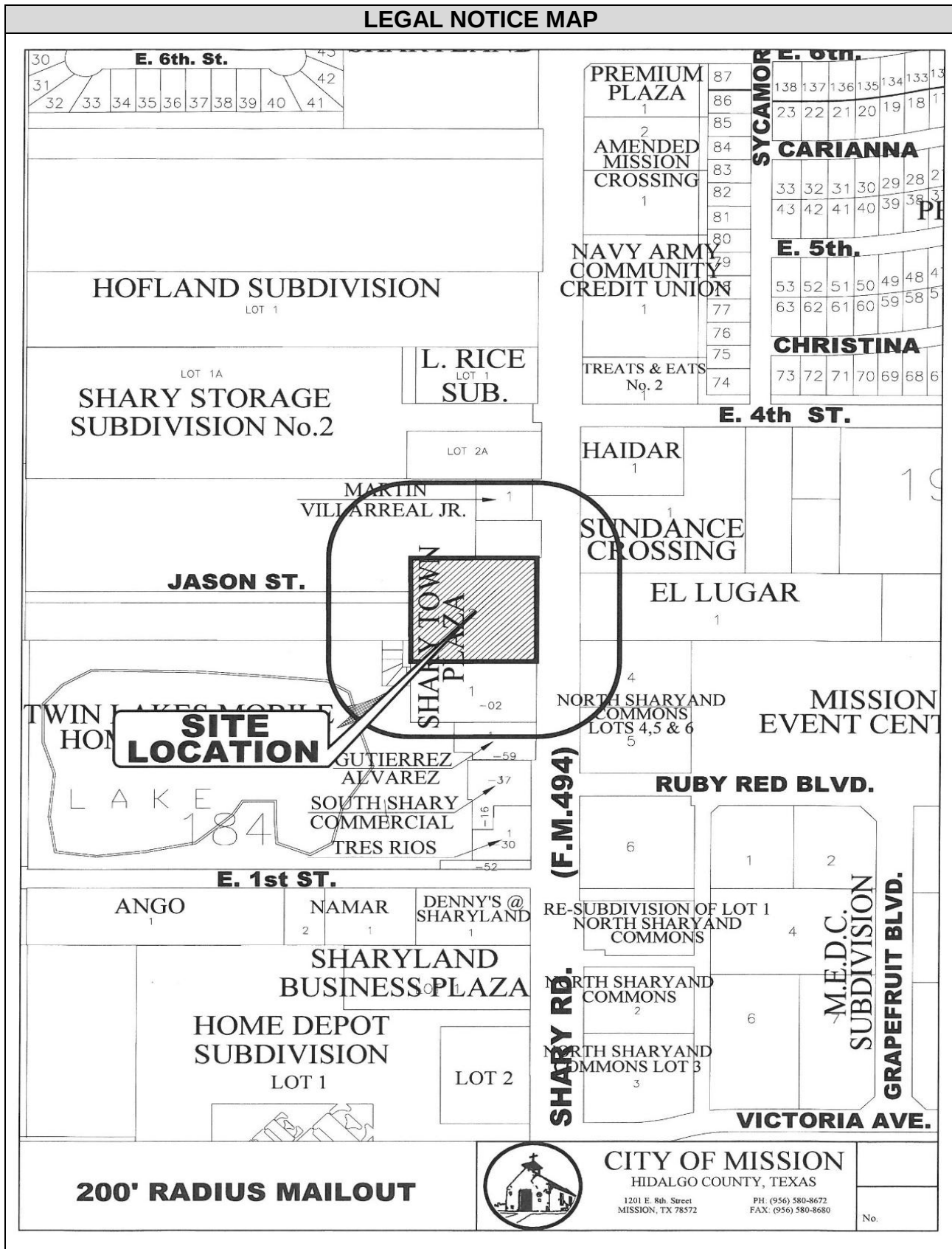
WALL LEGEND

- | | | | |
|--|--|--|----------------------------------|
| | PROPOSED 5/8" GYPSUM BOARD, 3-5/8" 20 GA. STEEL STUDS, 16" O.C., 3-1/2" R-13 INSULATION. | | PROPOSED DECORATIVE BLOCK WALL. |
| | PROPOSED 5/8" GYPSUM BOARD (MOISTURE RESISTANT @WET AREAS), 6" 20 GA STEEL STUDS @16 INCH O.C., SOUND BATT INSULATION. | | PROPOSED METAL SCREEN STRUCTURE. |
| | PROPOSED 2 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD, 6" 20 GA STEEL STUDS @16 INCH O.C. FIRESTOP SEALANT. | | PROPOSED GLASS WALL. |
| | PROPOSED 2 LAYERS 5/8", 6" 20 GA STEEL STUDS @16 INCH O.C., SPLIT STUDS. SPACE FOR POCKET DOORS. | | |

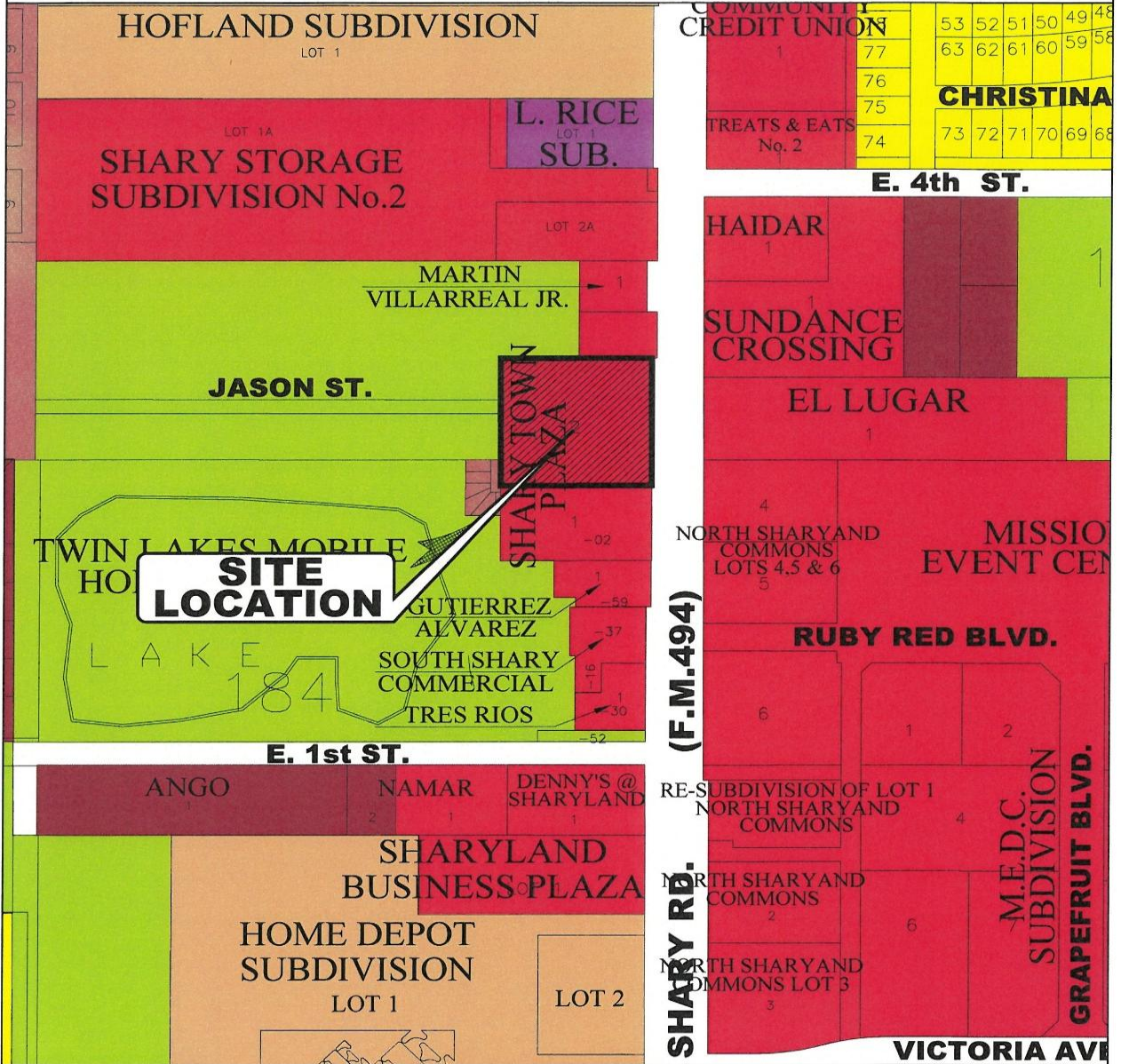


ARIEL MAP





ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

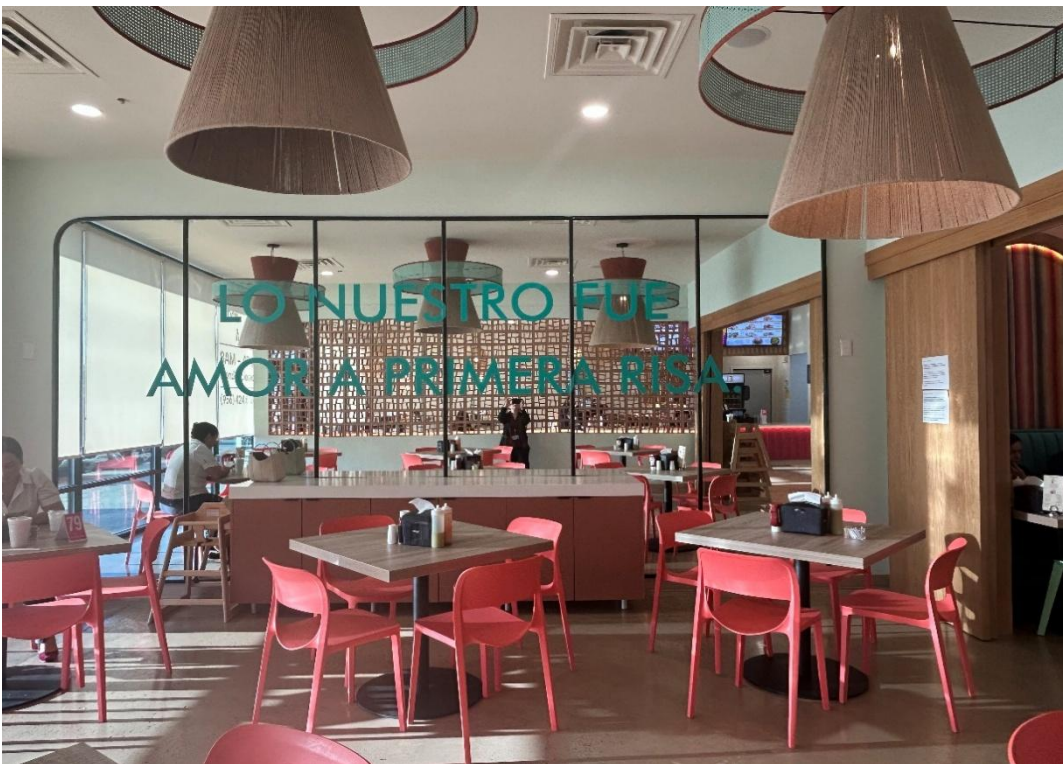
ATTACHMENTS



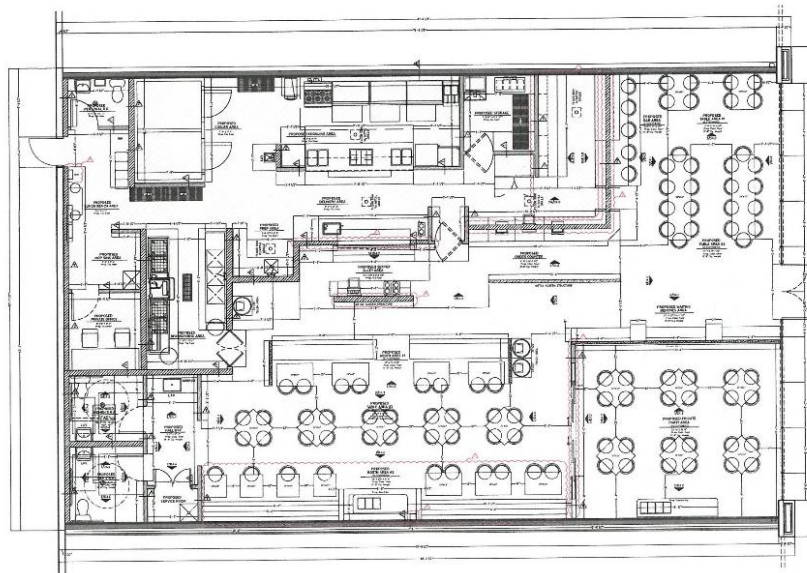
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS

**PROPOSED FLOOR PLAN**

SC: 1/4"=1'-0"

SPACE FOR 113 CUSTOMERS

HATCH LEGEND

- KITCHEN AREA+ 1,428,217 SQ. FT.
- PUBLIC AREA+ 2,571,783 SQ. FT.

WALL LEGEND

- △ PROPOSED 5/8" GYPSUM BOARD, 3-5/8" 20 GA. STEEL STUDS, 16" O.C., 3-1/2" R-13 INSULATION.
- △ PROPOSED 5/8" GYPSUM BOARD (MOISTURE RESISTANT @WET AREAS), 6" 20 GA. STEEL STUDS @16 INCH O.C., SOUND BATT INSULATION.
- △ PROPOSED 2 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD, 6" 20 GA. STEEL STUDS @16 INCH O.C. FIRESTOP SEALANT.
- △ PROPOSED 2 LAYERS 5/8", 6" 20 GA. STEEL STUDS @16 INCH O.C., SPLIT STUDS, SPACE FOR POCKET DOORS.
- PROPOSED DECORATIVE BLOCK WALL.
- PROPOSED METAL SCREEN STRUCTURE.
- PROPOSED GLASS WALL.



PROJECT NAME:

EL ITACATE

PLAN:
PROPOSED FLOOR PLAN

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

PROJECT No. F24-032
 PHASE: CD
 ISSUE DATE: 10/16/2024
 DRAWN BY: LJ
 CHECKED BY: EF

ADD#1 10-15-2024

PLAN NUMBER:

D3.0

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FANTICH DESIGN BUILD



PROJECT NAME:

EL ITACATE

PLAN:
SITE PLAN

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

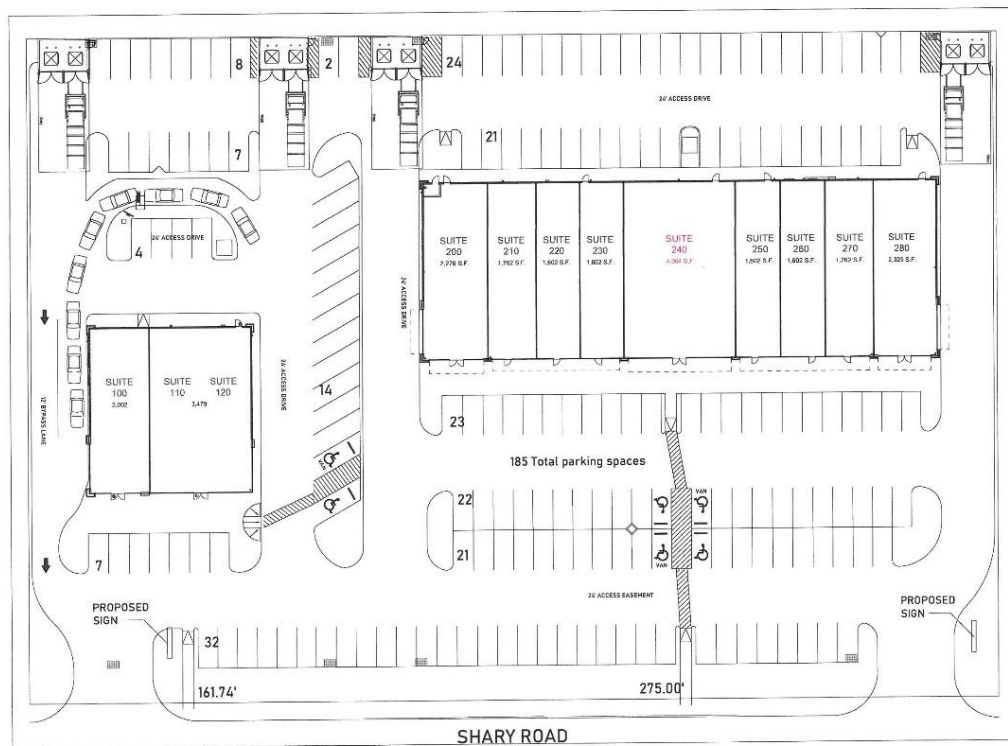
PROJECT No. F24-032
 PHASE: CD
 ISSUE DATE: 10/16/2024
 DRAWN BY: LJ
 CHECKED BY: EF

ADD#1 10-15-2024

PLAN NUMBER:

D1.0

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FANTICH DESIGN BUILD

**SITE PLAN**

SC: 1/16"=1'-0"

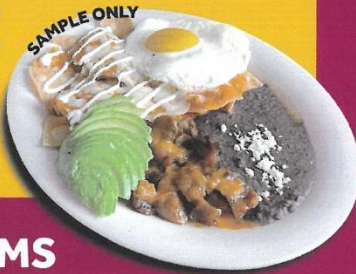
ATTACHMENTS

Chilaquiles

starting at 6.99

chips, beans, cream & cheese with your choice of toppings:

CHICHARRÓN	3.49
AVOCADO	1.99
PANELA	1.99
CHORIZO	2.29
CHICKEN	1.99
EGGS	1.99
PORK OR BEEF	1.99



OTHER ITEMS

PANCAKE PLATE 9.99
3 pancakes & 2 bacon strips.

QUESADILLAS FRITAS 9.99
2 fried corn quesadillas topped with cream and a side of beans.

MOLLETES 6.99
bolillo with beans, cheese & cream.

OMELETTES

served with toast & potatoes

HOUSE 10.49
ham, bacon, bell peppers, mushrooms, cheese, onion & tomatoes.

LIGHT 10.99
egg whites, bell peppers, tomatoes, mushrooms, onion & panela cheese.

MEAT LOVER'S 10.99
ham, bacon, chorizo & cheese.

HAM & CHEESE 10.49

SCRAMBLES starting at 7.99

2 eggs & ADD your choice of mix-ins. Served with beans and tortillas.

MEATS 1.79 ea
chorizo / ham / bacon

VEGGIES 0.99 ea
tomato / potato / onion / pepper / mushrooms

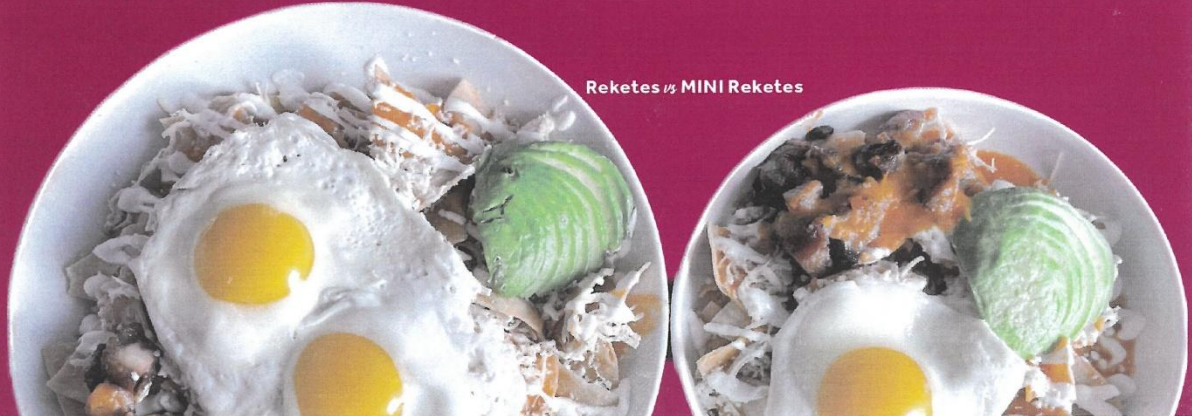
CHEESE 1.49 ea
mozzarella or cheese mix

SIGNATURE FAVORITES

GALLITO 10.99
2 Pancakes, 2 Eggs, 2 Bacon Strips & Chilaquiles.

CHILAQUILES REKETES 14.99 *Our largest chilaquiles!* AVAILABLE
Chilaquiles topped with your choice of salsa, cream, cheese, black beans, chicharron prensado, 2 eggs, shredded chicken and avocado.

MINI REKETES 11.99 *Our top seller!*
Half portion of our Chilaquiles Reketes.



ATTACHMENTS

Lunch Plates

PUPUSAS (3) 9.99
pork, beans & cheese
beef, beans & cheese
chicharron, beans & cheese
rajas poblanas & cheese
beans & cheese
cheese

TACOS A LA PLANCHA (4) 9.99
flour tortilla, beans, cheese, shredded beef
topped with lettuce and avocado.

TACOS LLORARAS (3) 9.99
handmade corn tortilla filled with beef guiso
and topped with a *cheese-stuffed jalapeno*.

GORDITAS (4) 9.99
pork *w/salad*
beef *w/salad*
beans & cheese
chicharron en salsa (green or red)

TORTA & PAPAS 9.99
shredded pork with lettuce, tomato, avocado
and cream.

ENCHILADAS SAN MIGUEL ✓ 9.99
5 red tortillas filled with queso fresco topped
with our special salsa (made with dried
red peppers and almonds), lettuce, potatoes
and cream.

OVNIS (2) 6.99
two flour tortillas filled with ground pork & beef,
bacon, cream and cheese.

FLAUTAS & PAPAS 9.99
beef or chicken.

ATACATE 9.99
pupusa original
pork gordita
taco a la plancha
taco lloraras

TACOS DE CHICHARRON (3) 10.99
On handmade corn tortillas, topped with
avocado, bacon and cilantro. *choose your salsa!*

Some items are available by the piece.

CALDOS

CALDO TLALPENO 10.99
chicken & vegetable soup. Served with handmade
corn tortillas a side of our special rice, lime and
chipotle (on the side).

CARNE EN SU JUGO *friday & saturday only* 11.99
jalisco-style beef stew with tomatillo, beans & bacon.
Topped with cilantro and a fried serrano pepper.
Served with handmade corn tortillas.

CAZUELAS

CAZUELA DE PANELA CHEESE ✓ 9.99
grilled panela cheese topped with piquin alioli
or with *salsa ranchera!*

CAZUELA DE CHICHARRON EN SALSA
chicharron prensado en salsa. topped with avocado
and served with handmade corn tortillas. 10.99

CAZUELA DE FRIJOLES "CON VENENO"
refried pinto beans mixed with chorizo. *yum!* 7.99

DESSERT

PAN DE ELOTE 9.99
our warm flourless pan de elote is topped with
vanilla ice-cream, pecans and cajeta.

GORDITAS DE AZUCAR 8.99
our warm sweet gorditas come topped with
vanilla ice-cream, pecans and cajeta.

All menu available all day.

TABLA \$48.99

3 PUPUSAS PORK, BEEF & POBLANO
3 TACOS LLORARAS
4 TACOS PLANCHA
1 CAZUELA CHICHARRON OR PANELA
2 OVNIS
1 SIDE FRIES
6 MINI FLAUTAS



ATTACHMENTS

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

[Print Results](#)

License #:			
AIMS License Type:	MB		
AIMS License #:	200149035		
Trade Name:	EL ITACATE		
Owner:	LAS PUPUSAS DEL ITACATE LLC		
Location Address:	301 N Shary Rd STE 240 Mission , TX 78572 United States	Mailing Address:	916 Keeton Ave McAllen , TX 78503 United States
County:	Hidalgo	Orig. Issue Date:	1/27/2025
Status:	Active	Exp. Date:	1/26/2027
Location Phone No.:		Wine Percent:	
Subordinates:	FB		
Related To:		Gun Sign:	BLUE

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza, Adoption of Ordinance #____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 15, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- September 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- October 1, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of Cummings and Leo Najo Street.
- Per Code of Ordinance, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been running the daycare at this location since October 2018.
- The applicant has a total of 25 children ranging from infants to 12 year old at different times.
- The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff notes that this would be the applicants 4th renewal.
- Since the applicant does not reside at this location, he needs to comply with Section 1.56(1)(g) of the Zoning Code which states: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), states that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center.
- The proposed days and hours of operation are Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm
- Staff: 5 employees
- Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking has not been an issue since most of the children are dropped off or picked up by the applicant.
- The applicant is the owner of the apartments.
- Since the applicant has obtained 90% of the signatures and has complied with all the requirements, staff does not object to renewing the conditional use permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners.

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

STAFF RECOMMENDATION:

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

1. 4 year re-evaluation to continue to assess this home occupation.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. Must comply with DHS Certification.
4. CUP is not transferable to others.
5. Hours of operation to be as follows: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO ALLOW A HOME OCCUPATION – WE CARE FAMILY DAYCARE IN A (R-1) SINGLE FAMILY DISTRICT, BEING THE WEST ½ OF LOTS 1 & 2, BLOCK 103, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 311 W. LEO NAJO STREET, APARTMENTS A, B, C.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 1, 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. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description

311 W. Leo Najo Street,
Apartments A, B, C
Being the West ½ of Lots 1 & 2,
Block 103, Mission Original
Townsite Subdivision

Type

Home Occupation –
We Care Family Daycare

Conditions of Approval

- Approval for 4 years to continue to assess this home occupation.
- Continue to comply with all City Codes (Building, Fire, Health, Sign codes, etc.)
- Must comply with DHS Certification
- CUP is not transferable to others
- Hours of operation to be as follows: Monday – Friday from 7:00 am – 6:00 pm, and Saturday from 7:00 am - 2:00pm

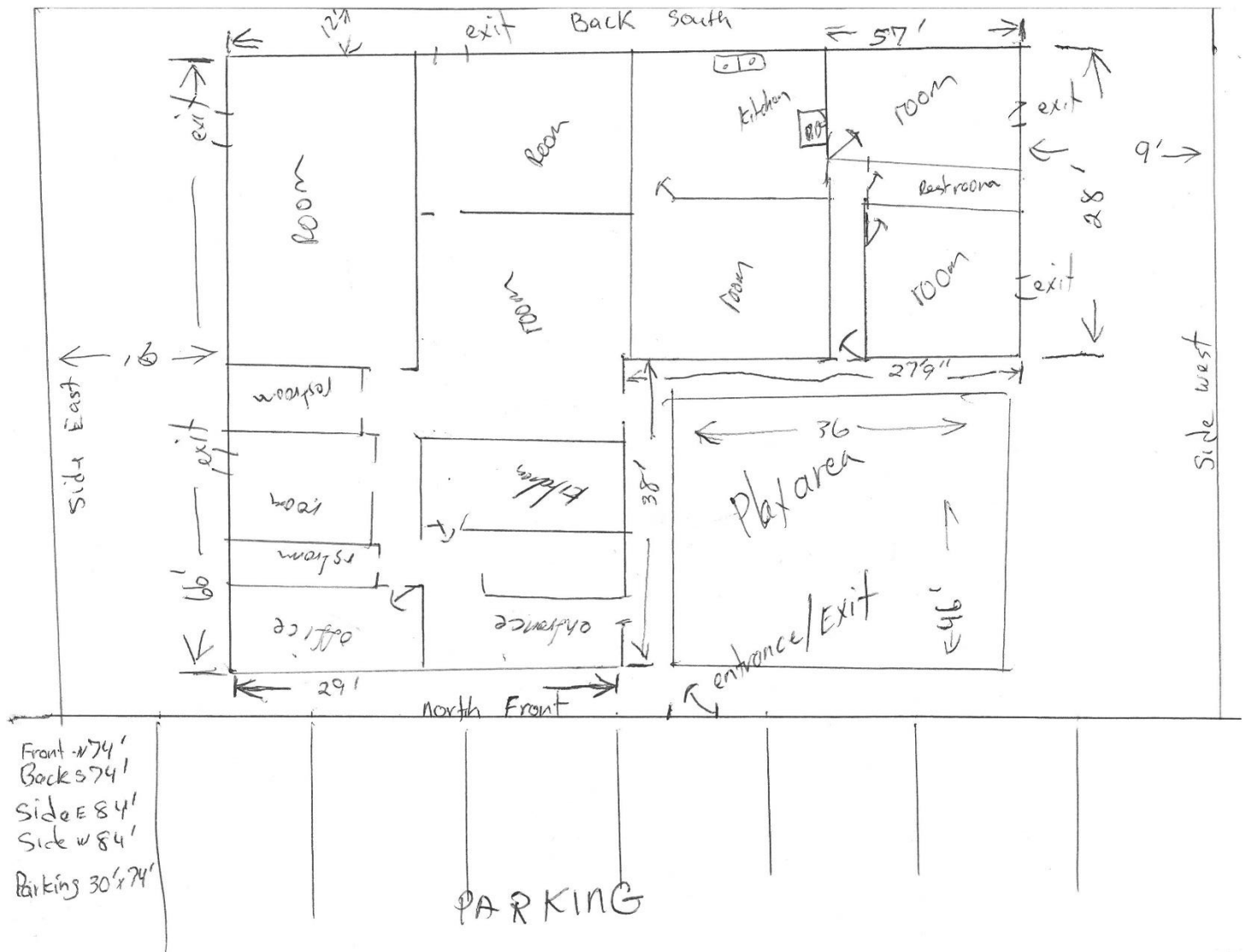
READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

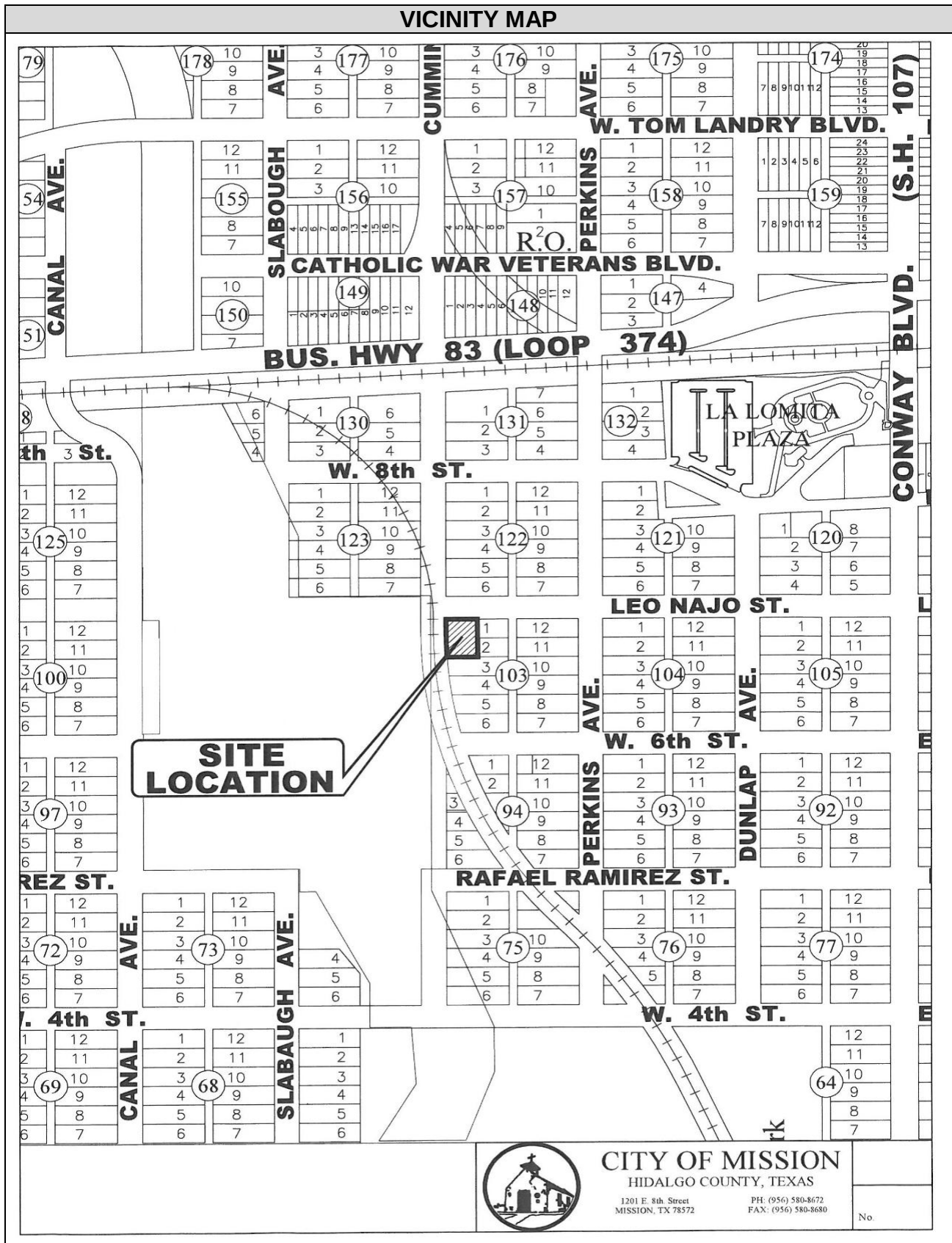
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

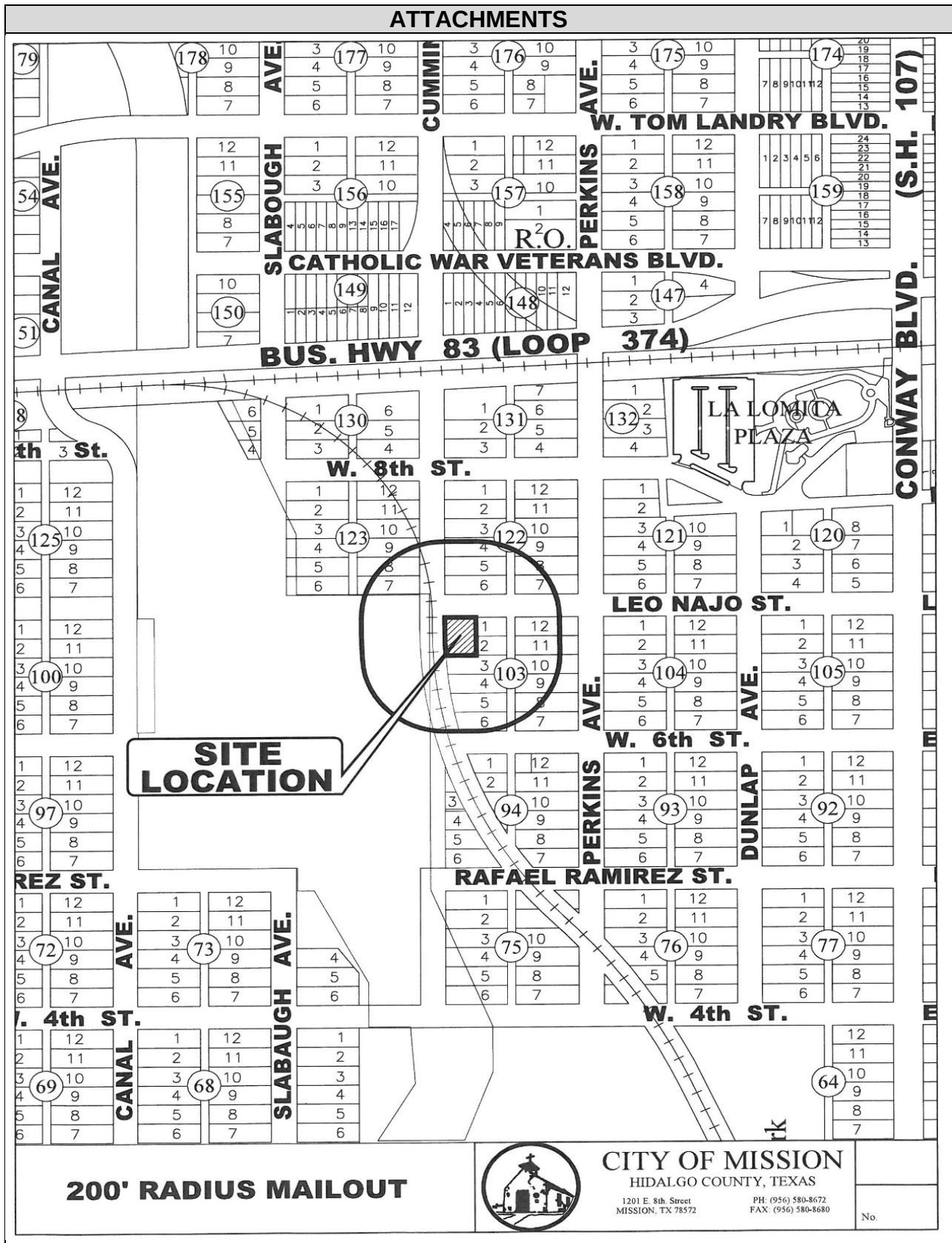
EXHIBIT "A"



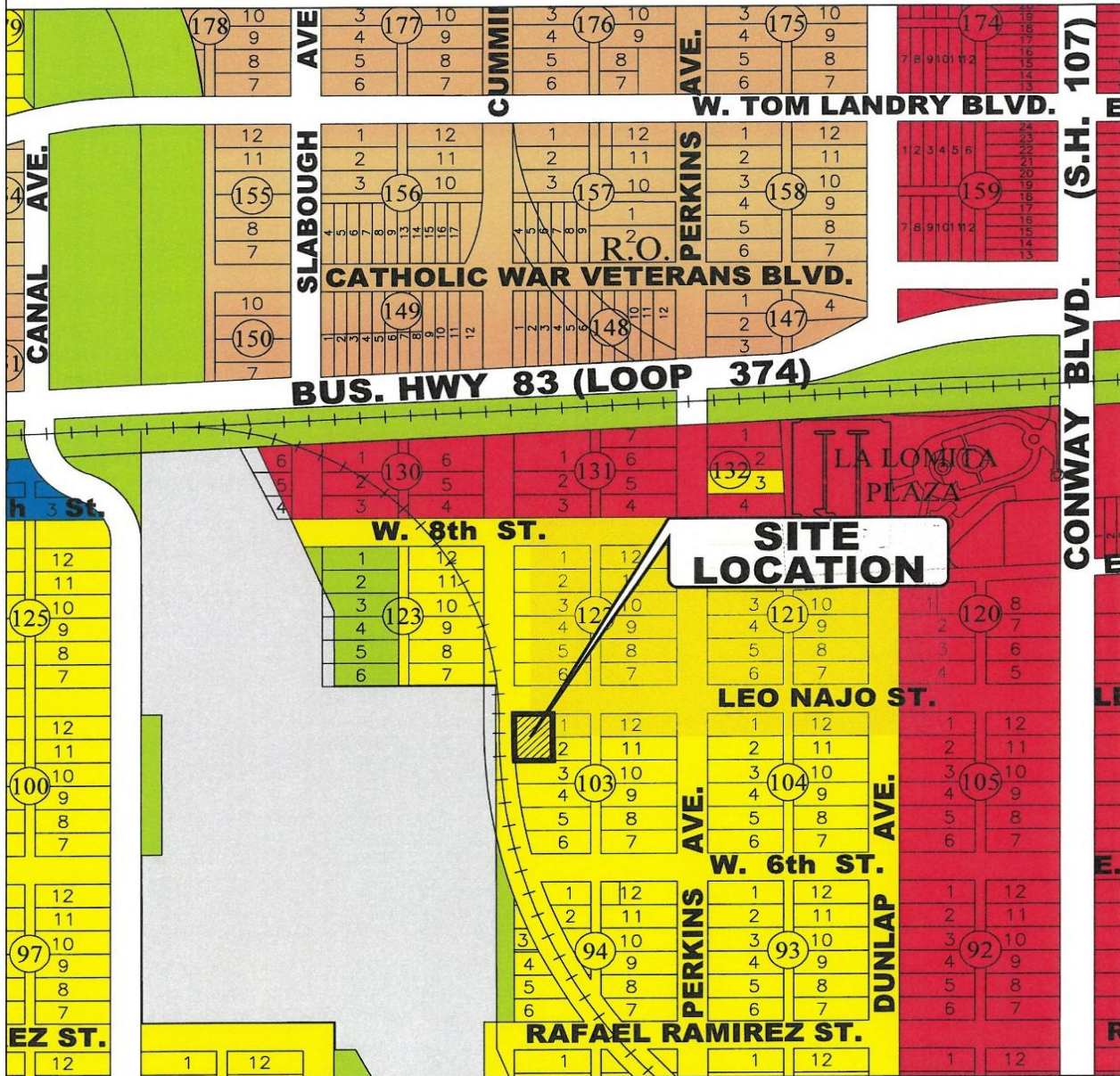


ARIEL MAP





ZONING MAP



ZONING LEGEND

■ A0-I AGRICULTURAL OPEN INTERIM	■ R-3 MULTI-FAMILY RESIDENTIAL	■ C-4 HEAVY COMMERCIAL
■ AO-P AGRICULTURAL OPEN PERMANENT	■ R-4 MOBILE & MODULAR HOME	■ C-5 ADAPTIVE COMMERCIAL
■ R-1A LARGE LOT SINGLE FAMILY	■ R-5 HIGH DENSITY MFCT'D HOUSING	■ I-1 LIGHT INDUSTRIAL
■ R-1T TOWNHOUSE RESIDENTIAL	■ C-1 OFFICE BUILDING	■ I-2 HEAVY INDUSTRIAL
■ R-1 SINGLE FAMILY RESIDENTIAL	■ C-2 NEIGHBORHOOD COMMERCIAL	■ PUD PLANNED UNIT DEVELOPMENT
■ R-2 DUPLEX-FOURPLEX RESIDENTIAL	■ C-3 GENERAL BUSINESS	■ P PUBLIC

ATTACHMENTS



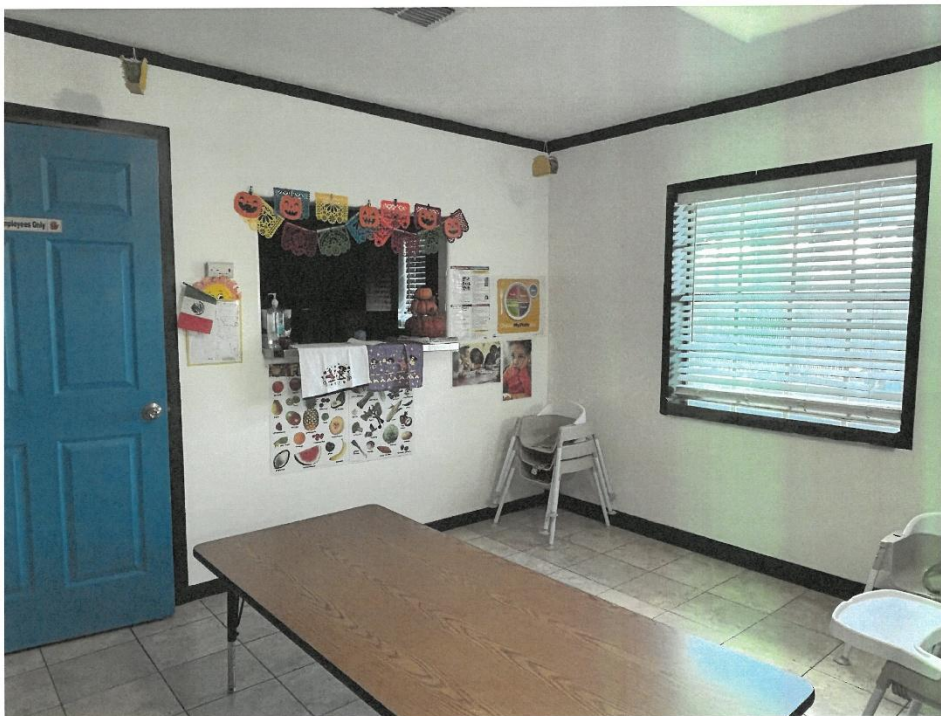
ATTACHMENTS



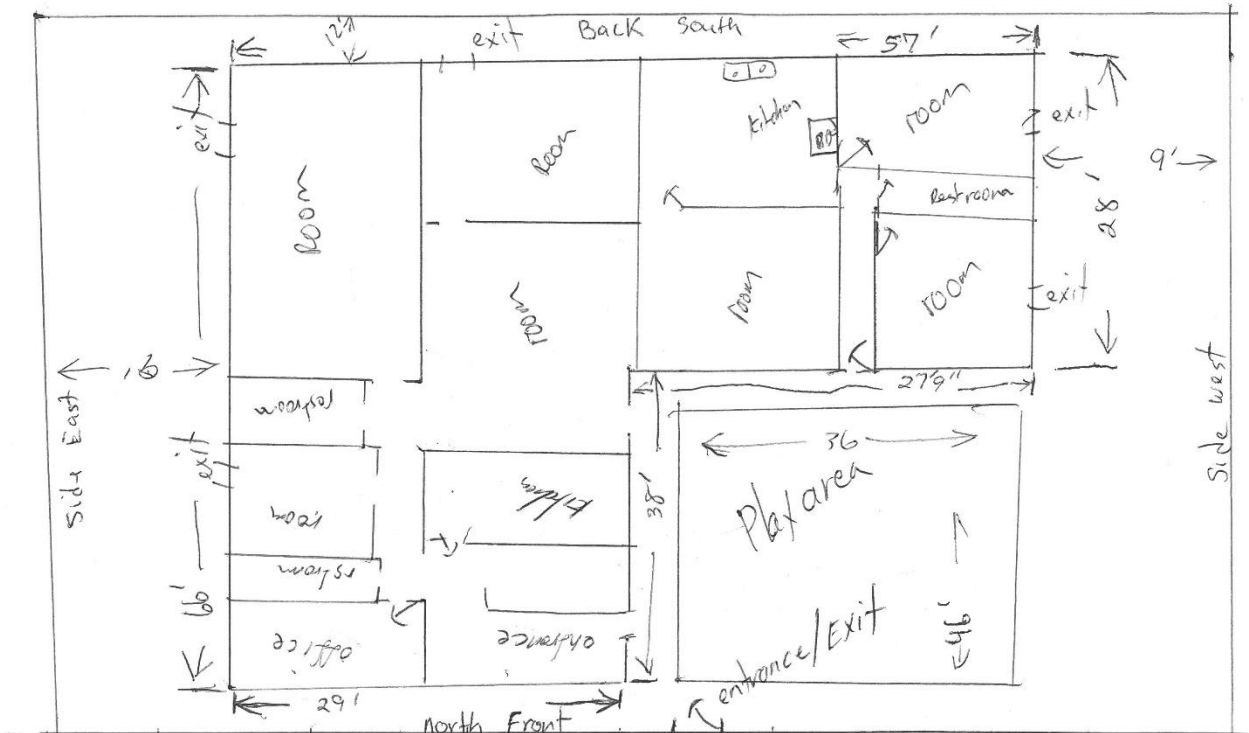
ATTACHMENTS



ATTACHMENTS

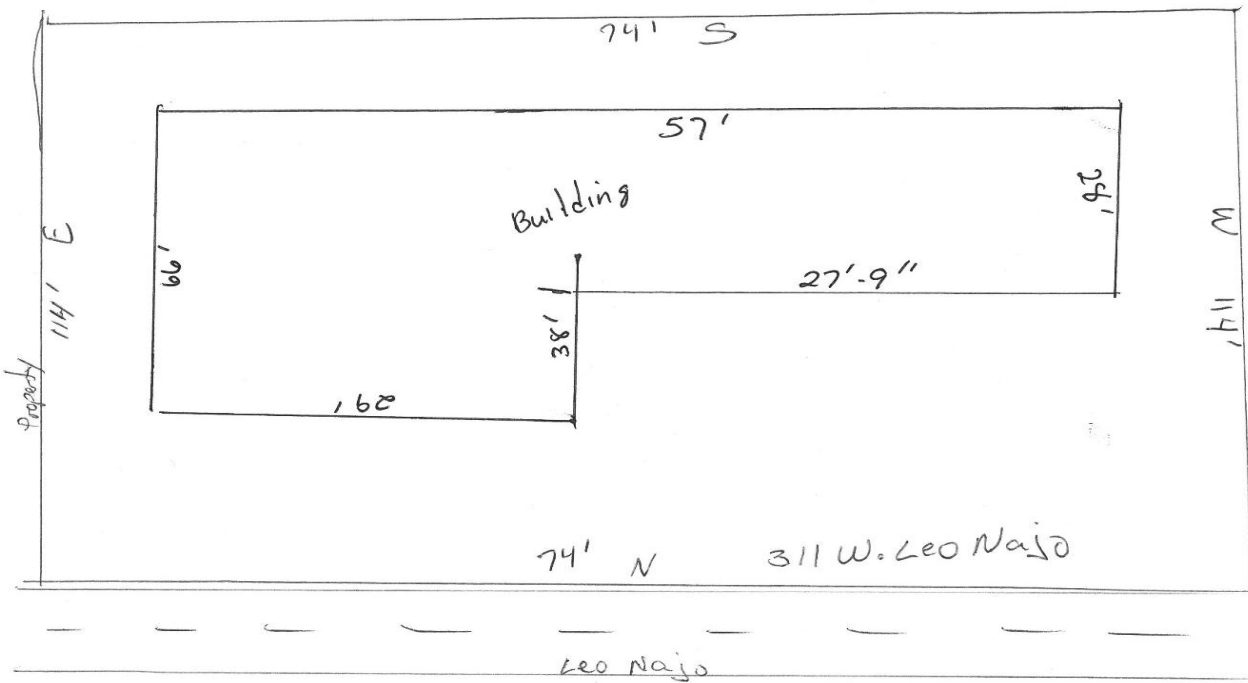


ATTACHMENTS



Front 117'4"
Back 137'4"
Side E 84'
Side W 84'
Parking 30' x 74'

PARKING



ATTACHMENTS

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
239579	M5200-00-123-0007-00	MISSOURI PACIFIC RAILROAD COMPANY	PO BOX 99	O FALLON	IL	62269-0099
239378	M5200-00-103-0005-00	BUSTOS CARMEN	320 W 6TH ST	MISSION	TX	78572-5126
239382	M5200-00-103-0010-00	CABRERA DEMETRIA	609 PERKINS AVE	MISSION	TX	78572-5157
239383	M5200-00-103-0011-00	PACHECO CYNTHIA ZAMORA & OCTAVIO	617 PERKINS AVE	MISSION	TX	78572-5157
239384	M5200-00-103-0012-00	MENDENHALL CRYSTAL & JASON	307 W LEO NAJO ST	MISSION	TX	78572-5131
239381	M5200-00-103-0009-00	RAMOS MIGUEL A	1519 MARIGOLD AVE	MCALLEN	TX	78501-3858
239572	M5200-00-122-0009-00	ALANIZ MARIA DEL ROSARIO	707 PERKINS AVE	MISSION	TX	78572-5159
239569	M5200-00-122-0005-00	ALANIZ DALIA M	704 N CUMMINGS AVE	MISSION	TX	78572-5166
239568	M5200-00-122-0004-00	ALANIZ DALIA M	704 N CUMMINGS AVE	MISSION	TX	78572-5166
239377	M5200-00-103-0004-00	FLORES RAUL & MA DEL CARMEN	608 N CUMMINGS AVE	MISSION	TX	78572-5144
239379	M5200-00-103-0007-00	ELIZONDO EDUARDO JR & SANDRA Y	601 PERKINS AVE	MISSION	TX	78572-5157
239376	M5200-00-103-0003-00	SALINAS TERESA R	610 N CUMMINGS AVE	MISSION	TX	78572-5144
239380	M5200-00-103-0008-00	GARCIA MARIA CELLA	512 ALDRICH AVE	LIVINGSTON	CA	95334
239374	M5200-00-103-0001-00	LONGORIA MA AURORA SALINAS	309 W LEO NAJO ST	MISSION	TX	78572-5131
239375	M5200-00-103-0001-10	DE LA GARZA JOSE M & NORMA L	921 S INSPIRATION BLVD	MISSION	TX	78573-7007
239571	M5200-00-122-0007-00	ALANIZ ELIDA	304 W LEO NAJO ST	MISSION	TX	78572-5132
548601	S3573-00-000-0001-00	GUERRA OMAR M & ANA L	705 PERKINS AVE APT B	MISSION	TX	78572-5136
239570	M5200-00-122-0005-01	ALANIZ ALBERTO	14702 MEDUSA	SELMA	TX	78154-3404



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – October 14, 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 *JP7 / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Christie Gonzalez
Mario Cantu
Nicole Gutierrez
Rene Lizcano
Julio Alaniz
Morgan Zamora
Annette Zavala
Emigdio Villanueva

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Vidal Roman, Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Yenni Espinoza, Library Director
Ruben Hernandez, Media Relations
Aida Lerma, Event Center Director
Sydney Hernandez, Media Relations Director
Judith Garcia, Deputy Media Relations Director
Noemi Munguia, Human Resources Director
Mike Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Steven Kotsatos, Health Director
Teclo Garcia, MEDC CEO
Brad Bentsen, Parks & Recreation Director
Abraham Sanchez, Police Officer
Veronica Cedillo, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Bill Duke led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Ruben Plata has one on file for executive session item 2.

PRESENTATIONS**1. Proclamation - Catholic Daughters of the Americas – Carrillo**

Mayor Pro Tem Plata moved to approve the Proclamation – Catholic Daughters of the Americas. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

2. Proclamation - Breast Cancer Awareness Month – Carrillo

Councilwoman Ortega moved to approve the Proclamation – Breast Cancer Awareness Month. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

3. Proclamation - Chamber of Commerce Week – Carrillo

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

4. Proclamation - National Animal Safety and Prevention Month – Kotsatos

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

5. Proclamation - National Code Compliance Month – Kotsatos

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

6. Proclamation - Domestic Violence Awareness Month – Torres

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

7. August 2025 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, presented Idalia Cardoza, Custodian at Speer Memorial Library, as the Employee of the Month for the month of August. Ms. Cardoza had been employed at the Speer Memorial Library for two years now. She had taken great pride in her work at the library and was eager to assist when needed.

8. Quarterly Report by Ambulance Board on EMS - Tim Brown / A. Garcia

Tim Brown, Chairman of the Ambulance Board, gave an update on the current operations of the Mission Fire Department's EMS services. Mr. Brown stated that the EMS program had been working extremely well. The purpose of the EMS program was not to bring in revenue but to serve the citizens. EMS was averaging about 500 calls per month and of those calls 78% of patients were being transported. Mission had always maintained an above average response time. They were averaging about 6 minutes and 41 seconds per call. Patients are transported to various health care facilities with 43% of them being taken to Mission Regional Medical Center. They had been working to distribute service calls as evenly as possible between the four medic units. There were a few overlapping calls; however those should be decreasing as the department had received two new units. Emergicon, the third party administrator had been doing a great job in collecting revenue.

9. Recognition of Fire Department Personnel – Silva

Michael Silva, Fire Chief, recognized Lt. Justin Longoria, Engineer Paramedic Noe Carrion, Engineer EMT Horacio Longoria, Firefighter EMT George Wyant and Firefighter EMT Armando Guerrero Jr. for their swift actions upon arrival to an apartment complex where a resident was in labor. The team assisted in the delivery of the infant and transported both mom and baby to the

hospital safely. This was the first baby that was delivered by the City of Mission's EMS team. Their work demonstrated their commitment to provide the highest level of care possible to our residents.

10. Presentation by Leadership Mission – Kotsatos

Representatives for Leadership Mission spoke about their upcoming Pumpkin & Paws Event. They cordially invited the Mayor, City Council and the community to their upcoming "Paws & Pumpkins" Event this Saturday, October 18th. It would be a family friendly event with a lot of activities and the unveiling of the new mural. This project had been made possible through collaborations with various organizations.

11. Presentation of Harry Shimotsu Elementary Recognized as 2025 Lone Star Ribbon School – Hernandez

Sydney Hernandez, Media Relations Director, presented Harry Shimotsu Elementary. This school was recognized as 2025 Lone Star Ribbon School. Harry Shimotsu Elementary was one of 28 schools in the State of Texas to receive this recognition which was accomplished by having outstanding academic performance. This award was not something that was given annually and took years to receive. Harry Shimotsu had been work hard over the years to receive this honor.

12. Report from Mission Economic Development Corporation - Teclo Garcia

Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. Ruby Red Ventures was still open for applications through October 31st, and applicants could receive up to \$15,000. The EDC awarded \$10,000 to Region One's ESCs Teacher Alternative Certification Program. They also attended a ribbon cutting for Paddel Club which was very nice. Students came in to visit the CEED building as part of National Gear Up Week. The new website for MEDC was now up and running.

13. Update on Bryan Road Construction Project – Terrazas

Juan Pablo "JP" Terrazas, Co-Interim City Manger gave an update regarding the on-going construction on Bryan Road. Mr. Terrazas introduced Mr. Javier Hinojosa who was the engineer in charge of the project and Javier Venser and Fabian Ochoa of Venser Contractors, LLC who were the ones completing the work. Mr. Terrazas stated that this project had been in the works since 2018, and was now underway. Venser Contractors had been working diligently, with extra crews, extended hours and weekends to complete this project as soon as possible. Weather permitting, the project should be complete late summer 2026. Mr. Terrazas also thanked Chief Torres for the police department's efforts in keeping the area safe and assisting with traffic control.

At 6:00 p.m., Mayor Garza called for a recess.

Mayor Pro Tem Plata moved to reconvene the meeting at 6:14 p.m. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

14. Departmental Reports – Terrazas / A. Garcia

Mayor Pro Tem Plata moved to approve the departmental reports as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

At 6:16 p.m., Councilwoman Ortega and Councilman Vela rejoined the meeting.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

Co-Interim City Managers – Mr. Terrazas invited the community to the following events: Dia De Los Muertos at the Museum on October 25th and to the city's Halloween Festival on October 31st at the Mission Event Center.

Council Members – Councilman Vela thanked Chief Torres for assisting with traffic control on Stewart and Elm St.

Mayor – Mayor Garza thanked the police department for the extra patrolling in the construction and surrounding areas.

PUBLIC HEARING**PLANNING & ZONING RECOMMENDATIONS**

16. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC, Adoption of Ordinance #5722 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A") to develop a single-family residential development. The irregular-shaped tract of land had 9.851 acres in area and measured 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road. The surrounding zones were Agricultural Open Interim (A-OI) to the West, Large Lot Single-family Residential (R-1A) to the North, Large Lot Single-family Residential (R-1A), Single-family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East. The surrounding land uses include single-family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads. The subject property has stables and was vacant. The Future Land Use Map showed the property designated for lower density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

Staff and Co-Interim City Managers recommended approval.

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

Rene Lizcano, 3212 Melody Lane, inquired if the road/alleyway would be expanded in this area. He said there had been issues with the garbage truck getting through. He also wanted if there would be an extension of the easement. Aesthetically, he wanted to know what type of fence would be put up and what size the lots would be.

Alan Oakley, 3209 Melody Lane, echoed the concerns of Mr. Lizcano.

Mayor Garza advised that this was just to approve the rezoning of the property, and a meeting would be held at a later date to discuss the plat. She asked Mr. Cervantes to call both citizens to invite them to the meeting so that their questions could be addressed.

Emigdio Villanueva Jr., owner of Villa Homes, stated that he was glad to be able to hear some of the citizen's concerns for this project. He would be taking all the concerns into consideration when presenting the plat for approval.

Mayor Pro Tem Plata moved to approve the rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC, Adoption of Ordinance #5722. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING A 9.851 ACRE TRACT OUT OF THE SOUTH 12 ACRES OUT OF THE EAST 26.49 ACRES OUT OF LOT 296, JOHN H. SHARY SUBDIVISION, LOCATED ALONG THE WEST SIDE OF TAYLOR AVENUE APPROXIMATELY 170 FEET NORTH OF MILE 2 ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1A (LARGE LOT SINGLE FAMILY DISTRICT)

17. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1"), being a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road, approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza, Adoption of Ordinance #5723 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development. The irregular-shaped tract of land had 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property was located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision. The surrounding zones were Agricultural Open Interim (A-OI) to the South and West, Single-family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East. The surrounding land uses included vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there were existing single-family homes to the West and South. The subject property was vacant. The Future Land Use Map showed the property designated for low density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve rezoning request from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1"), being a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road, approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza, Adoption of Ordinance #5723. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5723

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING A 26.65 ACRE TRACT OF LAND BEING A PART OF LOT 29-9, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE EAST SIDE OF MAYBERRY ROAD, APPROXIMATELY 104 FEET SOUTH OF SONOMA RANCH STREET, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

18. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Multi-family Residential District (“R-3”), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez, Adoption of Ordinance #5724 - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Multi-family Residential District (“R-3”) to develop an apartment complex. The tract of land has 0.6026 acres in area and measured 150 feet along Glasscock Road and had a depth of 175 feet. The surrounding zones were Neighborhood Commercial (C-2) to the North, Single-family Residential (R-1) to the West and South, and Multi-family Residential (R-3) to the East. The surrounding land uses included single-family homes to the West, North and South. The land uses to the East include apartments. The subject property was vacant. The Future Land Use Map showed the property designated for low density residential uses. The requested rezoning was not in line with the comprehensive plan, but staff felt that the area is in transition to multi-family residential uses. In January 2021, there was an attempt to rezone the property to R-3, but due to opposition from the surrounding property owners, the application was denied by the City Council. Subsequently in April of 2023, the property across the street to the East was rezoned from R-2 to R-3 and was later developed as a subdivision for apartments. The property to the North was zoned Neighborhood Commercial (C-2) prior to the year 2012. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

Annette Zavala, 909 Victoria, spoke in favor of the request. They had been looking forward to this property being developed to improve the area.

Jose Gonzalez, owner of the property, asked for the opportunity to be able to develop this property. The lot had been vacant for several years and had been used as a site for illegal dumping. He wanted to invest in the property to beautify it.

Councilwoman Ortega moved to approve the rezoning request from Single-family Residential District (“R-1”) to Multi-family Residential District (“R-3”), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez, Adoption of Ordinance #5724. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Mayor Garza expressed concerns about having more than four units on this property. She did not want for parking or increased traffic to become an issue. She asked if they could condition that they only build 4 apartments.

Mr. Cervantes stated that the plans showed 8 apartments, each having two respective parking spaces. The R-3 zoning allowed for multiple units. If they would like to only approve 4 units they would have to change the zoning to R-2.

Councilman Vela and Councilwoman Ortega rescinded their previous motion.

Councilwoman Ortega moved to approve the rezoning request from Single-family Residential District ("R-1") to Multi-family Residential District ("R-2"), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez, Adoption of Ordinance #5724. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5724

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING A 0.6026 OF ONE ACRE TRACT OF LAND OUT OF LOT 182, JOHN H. SHARY SUBDIVISION, LOCATED AT 200 N. GLASSCOCK, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)

19. Conduct a public hearing and consideration of a Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion 55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S. Conway Avenue Applicant: Ryan Clark (Granite Construction Company), Adoption of Ordinance #5725 – Cervantes

The site was located 1 mile south of U.S. Expressway 83 along the West side of S. Conway Avenue.

Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant desired a conditional use permit to place two (2) portable buildings for office use for a granite construction company. The applicant was contracted for the construction of the border wall for a maximum of two (2) years. The hours of operation were as follows: Monday through Friday from 7:00 a.m. to 7:00 pm. Staff: 20 employees; Parking: A total of 126 parking spaces existed at the location. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (9) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 2-year re-evaluation, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Monday through Friday from 7:00 a.m. to 7:00 p.m.; Acquisition of a business license prior to occupancy; Must comply with the noise ordinance; CUP was not transferable to others

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion 55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S.

Conway Avenue Applicant: Ryan Clark (Granite Construction Company), Adoption of Ordinance #5725. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5725

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW (2) PORTABLE BUILDINGS FOR OFFICE USE, BEING A 15.07 ACRE TRACT OF LAND, OUT OF LOT 13-6, OF POSION 55, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED AT 1921 S. CONWAY AVENUE

Mayor Pro-Tem Plata stepped out of the meeting at 6:44 p.m.

20. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales, Adoption of Ordinance #5726 – Cervantes

The site was located 260 feet North of East 20th. Street along the East side of N. Conway Avenue. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposed to apply for a conditional use permit for the Event Center. The hours of operation were as follows: Sunday through Saturday from 10:00 a.m. to 12:00 am. Staff: 2 employees; The applicant was proposing that alcoholic beverages be consumed at the establishment, but no alcoholic beverages were proposed to be sold at the venue. The applicant's background check for the proposed BYOB (bring your own beer) would be required. Parking: Due to the total of 40 seating spaces, which required 13 parking spaces (40 seats/ 1 space for every 3 seats = 13 parking spaces. It was noted that the parking area was held in common (57 existing parking spaces) and shared with other businesses. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year re-evaluation, Hours of operation were Sunday through Saturday from 10:00 a.m. to 12:00 a.m. Maximum occupancy being 42. Must comply with the noise ordinance. CUP was not transferable to others.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales, Adoption of Ordinance #5726. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5726

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – EVENTS ON CONWAY, BEING ALL LOT 1 & 1-A THROUGH 1-K, RE-SUBDIVISION OF LOTS 1 AND 1L CONWAY PLAZA SUBDIVISION, LOCATED AT 2002 N CONWAY AVENUE, SUITE E

21. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Partytorium, in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Elizabeth Fregoso-Glass, Adoption of Ordinance #5727 – Cervantes

The site was located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant was leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named “Partytorium”. The applicant was proposing to host kid’s birthday parties. The proposed hours of operation were as follows: Every day from 9:00 a.m. to 9:00 p.m. Staff would be 1 employee; Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces were required. There were a total of 70 parking spaces held in common for the plaza. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year re-evaluation, must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are every day from 9:00 am to 9:00 pm. Must comply with the noise ordinance. Must obtain a business license prior to occupancy. Maximum occupancy was 90 people. The occupancy may increase as set by the fire department based on an approved remodeling permit. Must have security cameras inside and outside with a minimum 30-day retention. CUP was not transferable to others.

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 for an Event Center – Partytorium, in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Elizabeth Fregoso-Glass, Adoption of Ordinance #5727. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5727

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – PARTYTORIUM, BEING LOT 1, TREME SUBDIVISION, LOCATED AT 2210 E. IH 2, SUITES F & G

22. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Le Jardin, in a General Business (C-3) District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5. Applicant: Nora Marroquin, Adoption of Ordinance #5728 – Cervantes

The site was located along the West side of Conway Avenue approximately 970 feet South of Mile 2 Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant was leasing a 1,500 square foot suite in a commercial plaza for an Event Center that will be named “Le Jardin”. The applicant was proposing to host birthdays, baby showers, small weddings and quinceaneras. The proposed hours of operation were as follows: Every day from 9:00 a.m. to 1:00 a.m.; Staff would be 3 employees. Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces were required. There were a total of 70 parking spaces held in common for the plaza. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year re-evaluation, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Every Day from 9:00 a.m. to 1:00 a.m.; Must comply with the noise ordinance; Must obtain a business license prior to occupancy; Maximum occupancy ws 80 people; Must have security cameras inside and outside with a minimum 30-day retention; CUP was not transferable to others.

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 for an Event Center – Le Jardin, in a General Business (C-3) District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5. Applicant: Nora Marroquin, Adoption of Ordinance #5728. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5728

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – LE JARDIN, BEING LOT 1, J. REYES SUBDIVISION LOCATED AT 3009 N. CONWAY AVENUE, SUITE 5

23. Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses.

Applicant: City of Mission, Adoption of Ordinance #5729 - Cervantes

Due to other factors on November 25, 2019, a provision was removed from the list of possible conditional uses that would previously allow event centers and bed and breakfasts to be established in a property zoned Agricultural Open Interim. The language that was removed would allow as a conditional use other uses which, as determined by the Planning and Zoning Commission, were not contrary to the purpose established for the district. By the removal of that language from the code of ordinance, an event center or a bed and breakfast facility became not a possible conditional use under this zoning category. The proposed ordinance would allow those types of facilities with a conditional use permit after public hearings are held.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses. Applicant: City of Mission, Adoption of Ordinance #5729. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5729

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.36(3)(L) – AO-I (AGRICULTURAL OPEN INTERIM USE DISTRICT); CONDITIONAL USES TO ADD BED & BREAKFAST AND EVENT CENTERS, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

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

24. Approval of Minutes – Carrillo

Regular Meeting – September 23, 2025

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

Ambulance Board Meeting – May 21, 2025

Civil Service Commission – September 15, 2025

Citizen's Advisory Committee – August 26, 2025

Shary Golf Course Advisory Board – August 6, 2025

Cimarron Public Improvement District – July 7, 2025

26. Approval of Addendum to the Professional Services Contract between City of Mission and Westwood to include required federal regulation provisions for the Astroland Climate Resilient Flood Risk Reduction Project- Elizalde

This award and the resulting contract were subject to compliance with all applicable Federal Regulations and procurement standards, including but not limited to 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards). The addendum to the professional services contract to include the required federal regulation provisions would serve as the city's compliance pertaining to the federally funded project.

27. Approval of amended Memorandum of Understanding between Rio Grande Valley Texas Anti-Gang Program and the City of Mission Police Department – Torres

Amended MOU. The purpose of this MOU was to set forth an agreement and the relationship between the Rio Grande Valley Texas Anti-Gang Program and the Mission Police Department.

This agreement would dictate the personnel, formalize relationships between participating agencies for guidance, equipment, planning, training and maximize inter-agency cooperation.

28. Authorization to participate in a Drone as First Responder trial program (BRINC MSI Takeoff Program) with BRINC & Motorola, at no cost to the city for the first year – Torres

The Mission Police Department was requesting authorization to participate in the Drone as First Responder trial program (BRINC MSI Takeoff Program) with Motorola. The first year of this trial program was at no cost to the city. If the city decided to continue this program, the cost per year would be \$99,999.00, which would include 1 responder with a station. The city of mission police department may terminate the BRINC Subscription without penalty by giving notice to Motorola up to 30 days prior to the commencement of the first Renewal Subscription Year.

29. Authorization to purchase uniforms for police officers, from Galls (Buy Board contract #773-25), totaling \$37,694.88 – Torres

The Mission Police Department was requesting authorization to purchase police uniforms from Galls. These uniforms would replace old/damaged uniforms and equip upcoming new hires. The purchase would be made via Buy board contract #773-25. The total purchase amount was \$37,694.88.

30. Authorization is requested to purchase janitorial supplies and equipment from Gulf Coast Paper Company for the 2025–2026 fiscal year, utilizing BuyBoard Contract #747-24 – Mares

Authorization is requested to purchase janitorial supplies and equipment from Gulf Coast Paper Company for the 2025–2026 fiscal year, utilizing BuyBoard Contract #747-24. These supplies would be used by various departments across the City to properly upkeep and maintain their facilities.

As purchases with this vendor were expected to exceed the \$25,000 threshold established in the City's Purchasing Policy, City Council approval was required.

31. Authorization to Solicit Bids for Pest Control Services for the City of Mission Buildings – Mares

Staff was seeking authorization to solicit bids for Pest Control Services as needed for the City of Mission Buildings. This service was necessary to ensure proper upkeep, safety, and maintenance of City facilities.

32. Approval of Annual Maintenance Renewal of Enforcement Mobile from Tyler Technologies for Fiscal Year 2025-2026, a sole source vendor, at a cost of \$45,707.38 – Ramirez

Approval of the yearly 2025-2026 maintenance renewal of Enforcement Mobile from Tyler Technologies, a sole source vendor, at a cost of \$45,707.38.

The City of Mission's Police Department and municipal court utilize Tyler Technologies Enforcement Mobile providing officers electronic citation solution. From data capture, to processing, to transmittal, straight into municipal court and records system.

As the purchase exceeded the \$25,000 threshold established in the City's Purchasing Policy, City Council approval is required.

33. Authorization to Solicit for Bids for Striping/Pavement Markings and Crack Seal for the Public Works Department – Gonzalez

Staff was seeking authorization to solicit bids for the purchase of Striping/Pavement Markings and Crack Seal for Public Works. Striping/Pavement Markings and Crack Seal were needed by the Public Works Department.

34. Authorization to Solicit for Bids for Sealcoat Services for the Public Works Department – Gonzalez

Staff was seeking authorization to solicit bids for the purchase of Sealcoat Services for Public Works. Sealcoat Services were needed by the Public Works Department.

35. Authorize Mayor to execute a reimbursement agreement between the City of Mission and the Mission Economic Development Corporation related to the Mission Animal Shelter – T. Garcia

Staff was requesting the approval of a reimbursement agreement between the City of Mission and the Mission Economic Development Corporation related to the Mission Animal Shelter. Mission EDC would like to assist the shelter with improvements consisting of repairs, landscaping, design, construction, and equipment, in the amount not to exceed \$50,000. The MEDC Board approved the agreement on September 17.

The proposed Reimbursement Agreement was attached.

36. Authorization to terminate contract for Right of Way Mowing and Maintenance Services with South Texas Landscapes, Irrigation and Pest Control, LLC Bid No. 23-323-04-14 – Bentsen

The City of Mission currently holds a contract with South Texas Landscapes, Irrigation, and Pest Control, LLC for Right-of-Way Mowing and Maintenance Services. The contract contained a Termination Clause (Section 40: Termination Due to Unacceptable Work Performance), which provided the City the right to terminate the agreement with a 30-day written notice. Staff recommended termination of contract based on poor work performance and failure to perform services in a timely manner as per contract.

37. Authorization to Solicit for bids for Right of Way Mowing and Maintenance Services – Bentsen

Staff was seeking authorization to solicit bids for mowing, bed maintenance, tree trimming and litter/debris removal on City Right of Ways. Services would include all supervision, labor, materials, supplies, tools and equipment necessary for cleaning, clearing, trimming, loading and disposal of all trash, debris, municipal solid waste, special waste and tires. The contractor would mow all grasses, weeds and underbrush, provide bed maintenance and litter removal when needed and trim tree branches and sucker growth below 8 ft. and palm fronds on palms and seed branches on palm trees with a minimum of 8 ft. trunk height.

38. Approval of Professional Services Consultant Contract for the Civil Service Director between the City of Mission and Jesse Lerma in accordance with Chapter 143 of the Texas Local Government Code to include administration of the City's 311 application – Garcia

Consultant agreed to meet the requirements pursuant to Chapter 143 for eligibility to serve as Civil Service Director throughout the duration of this Agreement. Consultant would provide overall management and administration of the City's 311 Application. To include coordinating with City staff to ensure monitoring and managing of service requests by tracking, routing, and ensuring timely follow-up with the appropriate departments. Consultant shall also make direct contact with

City residents regarding requests. This Agreement shall be for a period of one (1) year beginning on November 1, 2025, and ending on October 31, 2026 at a cost of \$3,500.00 per month.

39. Approval of the yearly 2025-2026 maintenance renewal of ERP (Enterprise Resource Planning) Pro and Municipal Justice software from Tyler Technologies, a sole source vendor, at a cost of \$182,197.44 – Ramirez

Approval of the yearly 2025-2026 maintenance renewal of ERP (Enterprise Resource Planning) Pro and Municipal Justice software from Tyler Technologies, a sole source vendor, at a cost of \$182,197.44

The City of Mission utilized Tyler Technologies ERP Pro software as its primary enterprise resource planning (ERP) system to manage critical municipal operations, including finance, payroll, purchasing, human resources, and budget administration. Municipal Justice software was used to manage municipal court operations, including case management, fine collections, docket scheduling, and reporting functions.

40. Approval of the yearly 2025-2026 maintenance renewal of Enterprise Public Safety from Tyler Technologies, a sole source vendor, at a cost of \$122,664.44 – Ramirez

Approval of the yearly 2025-2026 maintenance renewal of Enterprise Public Safety from Tyler Technologies, a sole source vendor, at a cost of \$122,664.44.

The City of Mission's Police Department utilized Tyler Technologies Enterprise Public Safety Software which supported law enforcement operations. The system integrated computer-aided dispatch (CAD), records management, mobile data, and analytics to ensure timely response, accurate reporting, and compliance with state and federal reporting requirements.

41. Authorization to Purchase Digital Water Meters Via Sole Source from Aqua Metric Sales Company – Terrazas

Requesting authorization to purchase digital AMI water meters on an as needed bases via sole source from Aqua Metric Sales Company. Digital Water meters would be used for the installation of new residential and commercial water services throughout the City of Mission. Pricing information had been received from the vendor. This information was considered proprietary and confidential; accordingly, it was not included in the public agenda materials in order to protect sensitive business information.

As purchases with this vendor were expected to exceed the \$25,000 threshold established in the City's Purchasing Policy, City Council approval was required.

42. Approval of Publicity and Tourism Agreement with the Greater Mission Chamber of Commerce, Inc. in the amount not to exceed \$350,000 from Hotel Motel Occupancy Tax and \$92,000 from the General Fund – Roman

Approval of Publicity and Tourism Agreement with the Greater Mission Chamber of Commerce, Inc. for Fiscal Year 2025-26. These were funds that were received from the Hotel Motel Occupancy Tax under VATS Tax Code, Section 351.101 to use hotel occupancy tax funds for attracting and promoting tourism and the convention and hotel industry.

Attached was a copy of the 2025-2026 agreement to be effective October 1, 2025 through September 30, 2026 in the amount not to exceed \$350,000.00 from the Hotel Motel Occupancy Tax and \$92,000 from the General Fund.

43. Approval of Resolution #2004 approving an Agreement between the City of Mission and the Boys and Girls Club of Mission, Inc. regarding the transition of the Club from a City department to an independent nonprofit entity operating as a 501(c)(3) – Venecia

Boys and Girls Club of Mission, Inc. was an independent nonprofit organization that provided youth services to families and children residing with the City of Mission. The City of Mission had previously provided operational and administrative services to BGCM, such as HR services and payment processing services, to assist BGCM with its administrative functions. The City and the Board of Directors of BGCM have mutually determined that the City providing certain administrative services to the BGCM would be mutually beneficial to both entities. The City shall provide the following exclusive list of services for BGCM. The City of Mission's Finance Department shall not be involved and/or shall not review investments, budget, and purchasing policies. City of Mission shall provide BGCM funding in the amount of \$700,000 each fiscal year for administrative and utility expenses. BGCM Personnel shall be employees of the City of Mission, which would continue to provide benefits to employees. City of Mission shall transfer ownership of fixed assets located at BGCM sites to BGCM.

BGCM shall maintain a bank account that was separate from any City of Mission bank account, create and manage its own purchasing, procurement and investment policies, shall approve and submit approved timesheets for payroll and city shall continue to process BGCM payroll for insurance and benefits. At the request by the City BGCM shall make available all accounting and financial documents, records, audits for the City's review. BGCM would be responsible for employment processing of its own employees, including onboarding new hires, background checks, new hire orientation, and employee discipline including termination. BGCM shall develop its own internal HR policies per Boys & Girls Clubs of America policies and requirements. Term of the agreement shall be from November 1, 2025 to September 30, 2026.

RESOLUTION NO. 2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS APPROVING AN AGREEMENT BETWEEN THE CITY OF MISSION AND THE BOYS AND GIRLS CLUB OF MISSION, INC. REGARDING THE TRANSITION OF THE CLUB FROM A CITY DEPARTMENT TO AN INDEPENDENT NONPROFIT ENTITY OPERATING AS A 501(C)(3).

44. Authorization to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority for the Inspiration Road Trunk Masterplan – Lift Station 10 Re-route Project – Terrazas

The public improvements consist of the design, engineering, construction management, material testing, and utility improvement of the Public Improvements that were eligible for financing by the Authority under the Project and Financing Plan for the Inspiration Road Trunk Masterplan, not to exceed \$1,386,840.00.

The Reimbursement Agreement was approved by the MRA on October 7, 2025. A budget amendment was required to recognize revenue from the TIRZ reimbursement agreement and the cost of design and engineering services.

The budget amendment would be presented during the mid-year review.

45. Ratification of Work Authorization No. 28 with Melden and Hunt, Inc. for Lift Station No. 10 Re-Route Project in the amount of \$185,640.00, in accordance with the approved Reimbursement Agreement – Terrazas

The Mission Redevelopment Authority/TIRZ #1 Board approved the Reimbursement Agreement at their October 7, 2025 meeting for the Lift Station No. 10 Re-route project. This item was a ratification of Work Authorization No. 28 with Melden & Hunt, Inc. In accordance with Texas Government Code Sec. 2254.004 (a) (2) "Contract for Professional Services of Architect, Engineer, or Surveyor," a fair and reasonable fixed rate of the total construction cost was established as follows: Design Survey 2% - \$21,840.00; Engineering Fee 8% - \$87,360.00; Construction Management 2% - \$21,840.00; and Material Testing 5% - \$54,600.00, for an estimated total amount of \$185,640.00.

Councilwoman Ortega moved to approve all consent agenda items 24 thru 45 as presented. Motion was seconded by Councilman Vela and approved unanimously 4-0.

APPROVALS AND AUTHORIZATIONS**46. Plat Approval: Mayfair at Trinity, a Private Subdivision, being a 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lot 2 and 3, Rees Subdivision, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc., - Cervantes**

The property was located at the Northeast corner of Bryan Road and Trinity Street. The land was currently open with a proposed use of 77 single family residential lots and 1 commercial lot. This subdivision would be private/gated. A payment in the amount of \$500.00 per dwelling unit shall be required as per the parks ordinance prior to plat recording. The internal streets were 32' Back-to-Back within a 50' ROW. Access to the subdivision will be from Bryan Road and Trinity Street. All internal streets would be private. This subdivision was granted 2 variances: The developer would utilize private street names vs. the City's grid system. In addition, a variance was granted to allow 5 foot side setback. Water would be supplied through main lines running to and through the subdivision which would be looped from Bryan Road and Trinity Street. There would be 9 fire hydrants protecting the site as per the direction of the Fire Marshal's office. Water Rights conveyance or payment shall be collected in the amount of \$3000 per acre prior to recordation of the subdivision. The City's sanitary sewer would collect from 4" stubouts placed front and center of each lot. The Capital Sewer Recovery fee would be imposed at \$200 per lot and \$750 per acre for the commercial lot. This subdivision lied in flood zone "B" per FEMA Community Panel No. 480334 0400 C. Drainage for this subdivision shall consist of surface runoff into the streets and collected by inlets and discharge into the existing South Mission Lateral. The City's engineering department had reviewed and approved the drainage report and design.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve the plat: Mayfair at Trinity, a Private Subdivision, being a 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lot 2 and 3, Rees Subdivision, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc. Motion was seconded by Councilman Vela and approved unanimously 4-0.

47. Granting a Variance of Ordinance No. 2198 allowing Mission Cisd fireworks display on Friday, October 31, 2025 for Homecoming festivities under the supervision of Mission Fire Department and Mission Fire Prevention – Silva

Consideration of a request to authorize a fireworks display on Friday, October 31, 2025, following the Homecoming game at approximately 10:00 p.m., to be held at Tom Landry High School Football Stadium, practice field on the west side of the stadium. All required safety precautions would be observed.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to grant a Variance of Ordinance No. 2198 allowing Mission CISD fireworks display on Friday, October 31, 2025 for Homecoming festivities under the supervision of Mission Fire Department and Mission Fire Prevention. Motion was seconded by Councilman Vela and approved unanimously 4-0.

48. Request of the implementation of a speed hump in the area of 3112 N. Cummings Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for a speed hump in the area of 3112 N. Cummings Ave. Representatives of the area previously filed an application with the City of Mission for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On June 12, 2025, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee recommended implementing the requested speed humps in the area of 3112 N. Cummings Ave. The request was being forwarded to you for your review and consideration.

Staff and Co-Interim City Managers recommended approval of rumble strips.

Councilman Vela moved to implement of a speed hump in the area of 3112 N. Cummings Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

49. Authorization to enter a Memorandum of Understanding between the City of Mission Police Department and the Mission Doctors Group in the yearly amount of \$141,000.00 to be paid with the TxDOT Grant with in kind match from the city – Torres

The Mission Police Department was requesting authorization to enter into a memorandum of understanding with the Mission Doctors Group, for the purpose of clarifying the registered nurse's role and expectations from the police department, as it applied to the blood search warrant process and grant activities for the newly awarded TXDOT grant. This agreement outlines the responsibilities and abilities for both agencies. This agreement would be in effect upon approval, for one year. Total Yearly Cost of \$141,000.00 to be paid for with the TxDOT grant. With an in-kind match from the city.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to enter into a Memorandum of Understanding between the City of Mission Police Department and the Mission Doctors Group in the yearly amount of \$141,000.00 to be paid with the TxDOT Grant with in kind match from the city. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

50. Authorization to accept grant award from the Office of the Governor for the FY26 Operation Lone Star Grant Program in the amount of \$350,040 – Torres

On September 29, 2025, the City of Mission received notification from the Texas Office of the Governor of a grant award for the FY26 Operation Lone Star Grant Program. The award was in the amount of \$350,040 and would allow the Police Department to acquire three (3) Chevrolet Silverado 1500 Trucks for law enforcement operation and would further support overtime costs for law enforcement officers working Operation Lone Star. The program did not have a match requirement. Budget amendment would be presented mid-year.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to accept grant award from the Office of the Governor for the FY26 Operation Lone Star Grant Program in the amount of \$350,040. Motion was seconded by Councilman Vela and approved unanimously 4-0.

51. Authorization to accept grant award from the Office of the Governor for the FY26 Rifle Resistant Body Armor Grant Program in the amount of \$194,862.48 – Torres

On September 29, 2025, the City of Mission received notification from the Texas Office of the Governor of a grant award for the FY26 Rifle Resistant Body Armor Grant Program. The award was in the amount of \$194,862.48 and would allow the Police Department to acquire approximately 151 rifle resistant body armors. The program did not have a match requirement. Budget Amendment would be presented at mid-year.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to accept grant award from the Office of the Governor for the FY26 Rifle Resistant Body Armor Grant Program in the amount of \$194,862.48. Motion was seconded by Councilman Vela and approved unanimously 4-0.

52. Authorization to accept grant award from the Office of the Governor for the FY26 Border Zone Fire Department Grant Program in the amount of \$234,604.98 – Elizalde

On September 29, 2025, the City of Mission received notification from the Texas Office of the Governor of a grant award for the FY26 Border Zone Fire Department Grant Program. The award was in the amount of \$234,604.98 and would allow the Fire Department to acquire three (3) All-Terrain Vehicles, a Big Tex Tilt Trailer, and various office equipment to support daily operations. The program did not have a match requirement. Respective budget amendment would be presented at mid-year.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to accept grant award from the Office of the Governor for the FY26 Border Zone Fire Department Grant Program in the amount of \$234,604.98. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

53. Authorization to accept grant award from the Office of the Governor for the FY26 First Responder Mental Health Program in the amount of \$70,000 with an in-kind match of \$17,500 – Elizalde

On September 29, 2025, the City of Mission received notification from the Texas Office of the Governor of a grant award for the FY26 First Responder Mental Health Program. The award was in the amount of \$70,000 with a 20% in-kind match of \$17,500. The project would allow the Mission Fire Department to implement a trauma informed program developed with the primary goals of improving the coping mechanisms of the first responders, while reducing the stigma associated with seeking help. The program included well-being checks on first responders that

would serve as an early intervention tool, helping address mental health concerns before they escalate. The grant would fund professional services and allow acquisition of office supplies and furniture to meet the needs of the program. Respective budget amendment would be presented at mid year.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to accept grant award from the Office of the Governor for the FY26 First Responder Mental Health Program in the amount of \$70,000 with an in-kind match of \$17,500. Motion was seconded by Councilman Vela and approved unanimously 4-0.

54. Approval of Resolution No. 2005 authorizing the submittal of a grant application for FY25 Office of Justice Programs Community-Based Violence Intervention and Prevention Initiative in the amount of \$1.5 million with no match requirement – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application for the FY25 Office of Justice Programs Community-Based Violence Intervention and Prevention Initiative and designated the Mayor as the Authorized Representative. The department sought to purchase marked Tahoes, unmarked pickup trucks, UAV's with accessories and a hostage negotiator throw phone. Additionally, the project was seeking to support hiring officers and overtime costs. The total project request was for \$1.5 million and did not have a match requirement.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve Resolution No. 2005 authorizing the submittal of a grant application for FY25 Office of Justice Programs Community-Based Violence Intervention and Prevention Initiative in the amount of \$1.5 million with no match requirement. Motion was seconded by Councilman Vela and approved unanimously 4-0.

RESOLUTION NO. 2005

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION OF THE GRANT APPLICATION FOR THE BJA FY25 OFFICE OF JUSTICE PROGRAMS COMMUNITY BASED VIOLENCE INTERVENTION AND PREVENTION INITIATIVE PROGRAM TO THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, BUREAU OF JUSTICE ASSISTANCE

55. Authorization to award Bid for Housing Assistance Program RFB 25-710-09-17 HAP Phase HRH 24-I- Elizalde

On July 14, 2025, City Council authorized staff to solicit bids for rehabilitation of two homes. The city had accepted and opened one (1) bid response. Staff was seeking authorization to award bid for Housing Assistance Program Rehabilitation Projects – RFB 25-710-09-17 HAP Phase HRH 24-I. The Citizen's Advisory Committee met on September 24, 2025 and approved staff's recommendation to award bid as followed:

Andrew Salinas dba A-One Insulation:

- 214 N. Slabaugh Avenue, Mission, TX 78572: \$38,750.00
- 315 Alma Avenue, Mission, TX 78572: \$39,250.00

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to award Bid for Housing Assistance Program RFB 25-710-09-17 HAP Phase HRH 24-I. Motion was seconded by Councilman Vela and approved unanimously 4-0.

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

The TIRZ Board of Directors had approved a sixth amendment to interim administrative services by the City Manager's Office. The MRA/TIRZ #1 would compensate the City of Mission for twelve thousand three hundred seventy six (\$12,376) per month during the term of the agreement for the cost of providing said services and support. The Sixth Amendment was to be effective October 1, 2025 thru March 31, 2026. Staff and Co-Interim City Managers recommended approval.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve the Sixth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission. Motion was seconded by Councilman Vela and approved unanimously 4-0.

UNFINISHED BUSINESS

None

At 7:11 p.m., Councilman Vela moved to convene into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 8:16 p.m., Councilwoman Gerlach moved to reconvene the regular meeting. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

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

No Action

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to Cimarron

No Action

ADJOURNMENT

At 8:16 p.m., Councilman Vela moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Shary Golf Course – September 11, 2025
Speer Memorial Library Board – May 27, 2025
Accommodations Review Board – June 25, 2025
Zoning Board of Adjustments – June 25, August 27, 2025
Planning and Zoning Commission – September 3, September 17, 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 *JP / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SHARY GOLF COURSE ADVISORY BOARD MINUTES
SEPTEMBER 11TH, 2025

- **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. Nacho Pecina, Thomas Lee, Javier Barrera (late)
 - The following board members were absent: none
 - The following staff members and others were present: Michael Fernuik Golf Director, Carl Davis MEDC Board Member, Andy Garcia Asst. City Manager, Efrain Gutierrez Course Superintendent.
- **Approval of Minutes**
 - The minutes from the August 6th, 2025 were approved as written. Motion made to accept Thomas Lee, seconded Ben Lau, approved unanimously.
 - The minutes from the August 19th, 2025 special meeting were approved as written. Motion made to accept Ben Lau, seconded Nacho Pecina, approved unanimously.
- **Golf Director's Report**
 - Progress Report on Holes 19 to 27 Renovation. The September report from VM Golf Services dated September 10th, 2025 was supplied to the board for their review. The work complete section is getting greater and work planned and in progress is getting less. Work in progress includes the grass prep on the greens and surrounds and working with irrigation sequence and its proper function. The project has progressed as planned, aside from delays from the sand supplier, which hindered the ability to construct greens and install irrigation. VM has also encountered aging irrigation controllers in need of up to date parts, including switch cards, etc. They have recommended to staff to review needs and purchase to replace. Weather and the related rain caused the greens to lose its shape, and standing water issues were visible. Bottom line is they were supposed to be finished by August 30th and are 2 weeks behind schedule. It looks like now the end of November for grow in completion, weather permitting. Cart paths came out really good as well as the extra work being done that was not in the initial scope of work. The electric construction by MUSCO has progressed beyond expectations and at this time they are only waiting on AEP for service and running the lines under the concrete paths. The board was most complimentary of Zitro's work. It was mentioned that Zitro had brought in a second crane and crew to install the poles. Discussion arose about the height of the poles, and light direction, along with the different types of grass being planted. It was duly noted that the fairway grassing was added to the scope that was not initially included. Also mentioned was the timing of the grow in and how

long it was going to take. End of November looks like a realistic date if the weather cooperates. There was no further discussion regarding the Golf Director's report.

- **Golf Course Superintendents Update**

- Superintendent Gutierrez stated that it is business as usual on hole 1 to 18 and that himself and a few crew members have been busy on the renovation assisting with the irrigation and its electrical component. The pond in front of the new 8 tee box was discussed about its flow and design. One of the greens mowers are down due to leaking oil and has been sent back to the area distributor to be fixed. Due to this, the course is down to one greens mower and that is why the greens have not been verti cut and sanded. Ideally another greens mower being purchased would be an ideal solution when we have one greens mower not functioning, but would be very beneficial to the new 9 holes mostly due to the type of turf grass. Question was asked about the equipment lease term and the answer was provided that some JD equipment will term in the fall of 2026. There was further discussion brought up by the board concerning the sod that was laid and its effectiveness. Gutierrez went on to mention the green difference between holes 17 and 18, practice putting green which look really good and the greens across the street and how they are struggling. Gutierrez went on to mention that he thinks the sod was messed with causing a color change, etc. An agronomist that Efrain talked with mentioned the greens need to be flushed and aerified to help with the growth. The lack of no verti cutting and top dressing has also affected the quality of the new sod and the putting surface. Goose grass coming up on the putting surface is still a problem. Gutierrez mentioned changing chemicals and being more consistent with applications to see if that will kill the goose grass. Due to being down a mower it was discussed about hiring an outside source to perform the verti cut project. Further discussion involved the use of the fertigation pump, finding a local source to repair the equipment, but it was noted that if warranty exists it needs to be sent back to the distributor. Golf course equipment and its lease term was brought up again in order to keep the equipment new.

- **Public Participation**

- None

- **Unfinished Business**

- On Course Restrooms are being designed with one toilet and one urinal with the ladies two toilets. The restroom will be ADA compliant which will increase the size. Location will be on the northwest side between new holes 5 and 6. Some discussion regarding being ADA compliant occurred. Starter shack is being renovated already as we speak. Pro shop relocation etc is behind schedule. This falls on the Director. Perimeter fencing is to be decided on when and what type of fence to use. Black aluminum, cable with posts and chain link pros and cons

were discussed. The least inexpensive looks like posts and cable which means we can afford do more and satisfy everyone's needs. Questions also arose about where the perimeter fencing was going to start and end, in course out of bounds,

- **Chairman's Comments**

- Mr. Martinez is concerned about the food here at the course. Not having it available is his biggest concern when we open up the night operation. The starter shack will be a part of the food operation. Quality of the water from the well and what is being done to remedy the quality came up. Mitigation is happening by the mixing of the well water and district irrigation water when available is happening now. Flushing of the greens and instituting fertigation pump to happen later. Beverage cart has arrived and on-site. Further discussion happened with the range ball dispenser and the wireless payment options and how it will work with the new POS system. Chairman Martinez asked about a membership card and possibly a trail fee card for the starters to check when they have an i-pad. The volunteer usage and when was further discussed especially regarding the night.
- Mr. Lau mentioned changing the culture of the golfers here at the course to try and reduce people doing bad things. Again, volunteer program may need to change in order to get more of them and better quality of volunteer. Mr. Pecina mentioned instituting a basic rules sheet to hand out when golfers come in and pay. ACM Andy Garcia would like to try and meet more often but with a smaller group to try and get more things done. Creation of an ad-hoc subcommittee consisting of Ben Lau to help with the opening of the night operation was approved.

- **Adjournment**

- Meeting was adjourned at 7:05 pm.

SPEER MEMORIAL LIBRARY BOARD

The Speer Memorial Library Board met for a special meeting on May 27th, 2025, at Speer Memorial Library.

A. Call to order

The Meeting was called to order by Cynthia Leon at 5:02 p.m.

Attendance was taken.

Present:

Cynthia Leon
Elizabeth Garza
Perri Ann Huntley
Lina Cruz
Mayra Rocha
Jeff Taylor

Absent:

Rose Mary Gallagher

Library Staff Present:

Yenni Espinoza, Library Director

1. Approval/Disapproval of Absences

The Absence of Rose Mary Gallagher for the May 27th Board Meeting was approved by Elizabeth Garza and Perri Ann Huntley seconded the motion, and the motion passed unanimously.

2. Board Minutes

Elizabeth Garza moved to approve the minutes as presented for the March 18th, 2025, 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 February 2025, were attached for review. She noted that the MacDonald account and the interest have a balance of \$0, with some funds encumbered for the purchase of two smartboards, and the Breyfogle account has been zeroed out with the final reimbursement. Elizabeth Garza moved to approve the Treasurer's report, and Mayra Rocha seconded the motion, and the motion passed unanimously.

B. Routine Business

4. HCLS

Yenni Espinoza, Library Director, reported that from May to August, McAllen was moving out of Insignia and back to TLC. Yenni informed the board members that all of McAllen's Patrons' records would have to be removed from Insignia to avoid paying for unused records. To help, McAllen patrons will receive their first library card for free from any of the 12 other libraries. As a result of

this change patrons will not be able to place holds on books belonging to McAllen we would have to do it through the state ILL system.

Additionally, Yenni notes that SB412 does not require libraries to review materials in their collections, establish age verification measures, restrict access to materials, or remove materials from the collections. It also does not change the Texas Penal Code Section 43.24(a)(2) definition of "harmful material "and

HB 3225 aims to restrict minors' access to sexually explicit materials in municipal public library collections in Texas. The bill introduces Chapter 310 to the Local Government Code, which defines key terms such as "minor," "sexually explicit material," and "municipal public library." It prohibits libraries from maintaining sexually explicit materials in sections designated for minors. It requires libraries to implement age verification measures to prevent minors from accessing such materials without parental consent. Additionally, libraries must conduct annual reviews of their collections to ensure compliance with these regulations.

The bill also establishes civil penalties for libraries that fail to comply with the new restrictions, with fines of up to \$10,000 for each violation. The Texas State Library and Archives Commission is tasked with creating guidelines for library collection reviews and ensuring that libraries adhere to these new standards to remain eligible for state grants. The act is set to take effect on September 1, 2025, with a requirement for libraries to complete a review of their existing collections by September 1, 2027.

5. Librarian's Report

Yenni Espinoza presented the Board members with the monthly reports for the months of May up to today. Yenni Espinoza reported on the numerous library activities held for each Department. Which included The Children's Dr Seuss program took place in March. We also had a Spring Break Week where the children came out to make their own silly hats, wacky headbands, and crazy socks. They were able to come in pajamas and lounge around watching movies all day while enjoying their popcorn. As usual, we had our weekly programs, including Movie Night, STEM, Toddler Time, Little Sprouts, and Tiempo de Cuentos.

Easter Bunny Bash!!! Thank you to all who attended. Maxwell and Friends again brought over the Easter Bunny, whom the children loved. Día del Niño and Día del Libro, the children from our community got to play games, do crafts, and win all sorts of raffle prizes.

The Teen Department had during March had an Adulting for Teens session dedicated to providing scholarship essay advice, a Cottage core Holiday Painting Lesson in which teenagers learned how to paint a shamrock on a gradient, another Teens' Gamer Night where a new queen of games has been crowned for her amazing skills in Gang Beasts, an author visit from Gume Laurel III, and last but not least, our Teen Animanga Club's Easy Cosplay Session where teenagers created character heads out of cardboard boxes while watching Mr. Villain's Day Off! For the month of April the teens held Animanga Club activity where we continued Hunter x Hunter while crafting bead bracelets, hosting an abstract painting lesson and mini gallery with our Upper Valley Art League next door neighbor (which involved the destruction of one of our library's specially selected books our Teen

Department withdrew long ago), teaching teens how to make pom pom bunnies out of yarn, collaborating with McDonald's Play Van and the Boys & Girls Club for our annual Teen's Golden Egg Hunt, and experiencing feelings during our Ramen & Anime Movie Night, the Teen Department has been proud to provide such fun programs for our teens! Also, continue to cater for the Facebook follower, they provided Speer Can't Stop Reading! book reviews on Facebook live!

Yenni stated that the Adult Services Department began the month of March by hosting its second book discussion of the year. Morton's Book Club members gathered on Tuesday, March 4th to discuss the novel *Lessons in Chemistry* by Bonnie Garmus. All participants gave the novel a positive review and mentioned that the story was very inspirational! The month kicked off with the third book discussion of the year. On Tuesday, April 8th, members of Morton's Book Club gathered to discuss *Remarkably Bright Creatures* by Shelby Van Pelt. Participants shared their thoughts on the novel and particularly enjoyed the chapters told from the perspective of a Giant Pacific Octopus.

On April 15th, the department hosted a DIY Wooden Banner Craft event. Attendees had the chance to unwind while painting and personalizing their own wooden banners. Everyone enjoyed the opportunity to spend creative time with friends and family.

To wrap up the month, a Cricut Workshop was held. Participants were introduced to the basics of using a Cricut machine, including a presentation on essential tools and supplies. They also had hands-on practice transferring vinyl decals—an exciting first step for many in the world of crafting!

In addition to its regular programming, the department also held two Resume Writing Workshops in March. Yenni stated that the Reference Department also hosted monthly themed crafts on Wednesdays at 6 pm, Thursdays at 10 am: Chess, Checkers, and more. Movies once a month on a Saturday at 2 pm., and Computer Basic classes twice a month in addition to its regular programming, Yenni stated that the Adult Services Department began the month of March by hosting its second book discussion of the year. Morton's Book Club members gathered on Tuesday, March 4th, to discuss the novel *Lessons in Chemistry* by Bonnie Garmus. All participants gave the novel a positive review and mentioned that the story was very inspirational! The month kicked off with the third book discussion of the year. On Tuesday, April 8th, members of Morton's Book Club gathered to discuss *Remarkably Bright Creatures* by Shelby Van Pelt. Participants shared their thoughts on the novel and particularly enjoyed the chapters told from the perspective of a Giant Pacific Octopus.

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In addition to its regular programming, the department also held two Resume Writing Workshops in March, during which participants were taught the essential components of a resume. Yenni Espinoza finalized the librarian's report.

C. Any Discussion or Action on Board Items

Support Your Library-Spear Memorial Library Closing McDonald's Account and create a new trust fund to support your local library to elevate the future of the community through the library. These funds could be for anyone who would like to contribute. The second fund would be used to pay for staff training, which can be MLS or training specific to libraries. We also need technology improvements. Also, the discussion of who will be eligible for the education grant and what improvements the library will need.

D. Unfinished Business –

E. New Business –

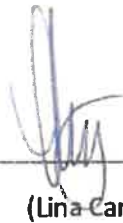
F. Announcements or Remarks

The next Speer Memorial Library Board meeting is tentatively scheduled for September 16, 2025, at 5:00 p.m.

G. Adjournment

Elizabeth Garza made a motion to adjourn the meeting, and Perri Ann Huntley seconded the motion, which passed unanimously. Cynthia Leon adjourned the meeting at 6:14 p.m.

Library Board Secretary _____



(Lina Cantu Cruz)

Date _____

09/02/2025

**ACCOMODATIONS REVIEW BOARD
JUNE 25, 2025
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Dolly Elizondo
Humberto Garza
William Ueckert Jr.
Heraclio Flores

ZBA ABSENT**STAFF PRESENT**

Xavier Cervantes
Susie De Luna
Jessica Munoz
Gabriel Ramirez

GUESTS PRESENT

Lilia Mungallo

CALL TO ORDER

Vice Chairwoman Dolly Elizondo called the meeting to order at 5:00 p.m.

ITEM #3

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' AND A 1' 5" SIDE SETBACK INSTEAD OF THE REQUIRED 6' SIDE SETBACK FOR A CARPORT AND A 3' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A SHED, BEING ALL OF LOT 19, BLOCK 6, TIERRA DORADA SUBDIVISION SECTION 2, LOCATED AT 111 N. MINA DE ORO STREET, APPLICANT: GUADALUPE GARCIA

Ms. De Luna stated that the applicant is requesting a special accommodation request to allow the following: 1) a 15'-9" x 21'-9" carport with a 0' front setback and a 1'-5" side setback, and 2) a 10' x 12' shed to have a 3' side setback that were constructed without a building permit. Due to the applicant's disabilities, she requires the carport for shade when getting in and out of the vehicle and to relax after completing errands.

Staff notes that these structures were built without obtaining the proper permits. Our Code Enforcement Officers have an ongoing case in Municipal Court regarding these structures

Staff recommends approval of the special accommodation request, subject to: 1) Signing a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if ever removed, the prevailing setbacks shall be complied thereafter; and 2) Obtain a building permit and assess a double permit fee

Mr. Ueckert asked if the storage unit was within the setbacks.

Ms. De Luna replied that the required setback was six feet, and what was left was three feet.

Chairman Flores asked if the applicant was present.

Mrs. Lilia Mungallo was present, representing her mother, Mrs. Guadalupe Garcia. She mentioned that her mother was out of state at the moment, and she was present on her behalf. She stated that her brother built the carport so her mother could relax outside after doctor's appointments.

Ms. Elizondo asked if a storage shed was in the back of her property.

Mrs. Mungallo replied Yes.

Ms. Elizondo asked what the storage shed was used for.

Ms. Mungallo replied to store the lawn mower.

Ms. Elizondo asked if the storage shed was movable.

Ms. Mungallo replied yes.

There was none.

Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion. Chairman Flores entertained a motion. Mr. Garza moved to approve the special accommodations request as per staff recommendation. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

4 ADJOURNMENT

There being no further business, Mr. William Ueckert moved to adjourn. Mr. Humberto Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:05 p.m.



Heraclio Flores, Chairman
Accommodations Review Board

ZONING BOARD OF ADJUSTMENTS
June 25, 2025
CITY HALL'S COUNCIL CHAMBERS

ZBA PRESENT

Alberto Salazar
 Humberto Garza
 Heraclio Flores
 William Ueckert Jr.
 Dolly Elizondo

ZBA ABSENT**STAFF PRESENT**

Xavier Cervantes
 Susie De Luna
 Jessica Munoz
 Patricio Martinez

GUESTS PRESENT

Dolores Ueckert
 Fidela Elsa Covarrubias

CALL TO ORDER

Chairman Flores called the meeting to order at 4:37p.m.

CITIZENS PARTICIPATION

Chairman Flores asked if there was anyone in the audience that had anything to present or express that was not on the agenda.

There was none.

APPROVAL OF MINUTES FOR MAY 28, 2025

Chairman Flores asked if there were any corrections to the minutes. Mr. Salazar moved to approve the minutes as presented. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 5

TO ALLOW A 3-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 15 FEET REAR SETBACK AND A 1 FOOT 6 INCH SIDE SETBACK INSTEAD OF THE REQUIRED 6 FOOT SIDE SETBACK AT 2219 LAKE VIEW DRIVE, BEING LOT 26, BLOCK 1, MEADOW CREEK COUNTRY CLUB SUBDIVISION PHASE I-B AS REQUESTED BY ELSA COVARRUBIAS

Mr. Cervantes stated that the subject site was located approximately 450 feet north of River Bend Drive along the west side of Lake View Drive. Meadow Country Club Phase 1B was recorded on March 17, 1987. The regular lot measures a total of 8,394 square feet. The applicant is requesting a variance to keep an already constructed 17' x 40' roof structure partly located within the rear setback.

There is currently an existing 1,357 square foot single-family residence on the property. The applicant constructed a roof structure without obtaining the property building permits. City officials from the Code Enforcement Division noticed the roof structure in the backyard and gave the property owner a notice of the violation.

Staff notes that the applicant applied for a building permit on April 7, 2025, but it was denied due to not meeting the setbacks. A revised application was submitted on April 11, 2025 indicating that she was proposing a 10' rear setback, but it was also denied. The required rear setback is 15' due to a utility easement. The applicant was advised that the 15' requirement needed to be met. The

applicant signed the application, indicating that the structure would be constructed meeting set. The permit was issued on April 23, 2025, however that was not what was done at the site.

Item 14.

Staff recommends disapproval of the variance request as: 1) The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances; and 2) This is a self-imposed hardship.

However, if ZBA is inclined to approve this variance request, then staff would recommend that the applicant comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, with an acknowledgement of the utility easement and no access from Inspiration Road, and 2) The vehicle access gate must be modified to a pedestrian gate.

Ms. Elizondo asked if the gate was the buffer?

Mr. Cervantes replied yes. He added that the carport could be used for gatherings but not for the use of vehicles to go in and out through Inspiration Road. He mentioned that the gate had to be modified for the use of a pedestrian only.

Chairman Flores asked if there was anyone in favor or against this request.

The applicant Mrs. Elsa Covarrubias was present. She mentioned that she would like the board to consider approving her carport as is, since it was built already and would cost her money to modify it. She added that she would use the carport for gatherings and to protect her belongings from the heat or ugly weather.

Chairman Flores asked if the board had any questions for the applicant?

Ms. Elizondo stated that the applicant applied proposing to modify the carport to 10 feet instead of the required 15 feet. She stated that the applicant had no intention to modify the carport.

Mrs. Elsa Covarrubias mentioned that she wanted a solution to the problem, but then she started to think about all the money that was needed to modify the carport. She stated that she had invested a lot of money on the carport, and didn't have money to modify it.

Mr. Ueckert asked if staff spoke to the applicant in regards to leaving the carport as is, and removing the gate and making it into a pedestrian entrance only.

Mr. Cervantes replied that he was going to explain to the applicant during the meeting. He stated in Spanish to the applicant the recommendation that was being proposed.

Mrs. Elsa Covarrubias mentioned that she agreed to the proposal, but she needed time so she can build a carport in the front to protect her vehicles. She stated that she didn't have the funds to do any modifications at the moment.

Mr. Cervantes asked how much time was needed to fix the gate.

Mrs. Elsa Covarrubias replied if that was the solution to leave everything as is and build a small gate or seal it, she would need enough time to build a carport in the front.

Mr. Cervantes replied that she could take as much time that she needed to build the carport in the front. He stated that the problem was the gate.

Mrs. Elsa Covarrubias replied that she would need a month.

Item 14.

There being no further discussion. Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously.

Chairman Flores entertained a motion. Mr. Ueckert moved to approve the variance request to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, with an acknowledgement of the utility easement and no access from Inspiration Road, and 2) The vehicle access gate must be modified to a pedestrian gate. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

Mr. William Ueckert abstained from voting on item #6

ITEM # 6

TO ALLOW A 2.1' REAR SETBACK INSTEAD OF THE REQUIRED 10' FOR A 9' BY 12' GAZEBO STRUCTURE, AT 2601 E. 20TH STREET, BEING LOT 11, OLIVE TREE ESTATES SUBDIVISION, AS REQUESTED WILLIAM UECKERT

Mr. Cervantes stated that the site was located along the North side of E. 20th Street approximately 880 feet West of Taylor Road. The applicant is requesting a variance to construct a 9' by 12' gazebo partly within the 10' rear setback. The subject property is a rectangular lot that has a depth of 118.55 feet and a width of 80 feet along 20th Street. The applicant submitted emails from utility companies with no objections.

Mr. Cervantes mentioned that the applicant was proposing a hold harmless agreement and, that if a utility company would need to access his property he would agree to remove the structure.

STAFF RECOMMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Flores asked if the board had any questions for staff.

There was none.

Chairman Flores asked if the applicant was present.

Mrs. Dolores Ueckert who resides at 2601 E. 20th Street was present. She mentioned that she was asking for consideration from the board to allow her to place the 9'x12' Gazebo. She added that the gazebo was not a permanent structure that it would be installed by her and her husband, and would be placed over the pavers they had.

Ms. Elizondo stated that if the structure was not part of the lot, it was not an improvement.

Mr. Cervantes replied that a building permit was submitted for review and was denied because encroachment.

Item 14.

Ms. Elizondo asked if it was considered a structure, since it was not placed into the ground?

Mr. Cervantes replied that it would be placed on the ground but was removeable.

Mrs. Ueckert stated that it probably needed to be drilled on the ground, was not sure.

There being no further discussion. Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

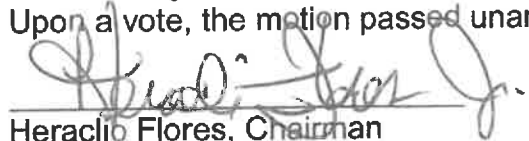
There being no discussion. Chairman Flores entertained a motion. Mr. Garza moved to approve the variance request. Mr. William Ueckert abstained. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

OTHER BUSINESS

There was none.

ADJOURNMENT

There being no further business, Ms. Elizondo moved to adjourn. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously at 4:59 p.m.



Heraclio Flores, Chairman
Zoning Board of Adjustments

ZONING BOARD OF ADJUSTMENTS
August 27, 2025
CITY HALL'S COUNCIL CHAMBERS

ZBA PRESENT

Alberto Salazar
 Humberto Garza
 Heraclio Flores
 William Ueckert Jr.
 Dolly Elizondo

ZBA ABSENT**STAFF PRESENT**

Xavier Cervantes
 Susie De Luna
 Jessica Munoz
 Alejandro Hernandez

GUESTS PRESENT

Raudel Garcia
 Delmiro & Maria G.
 Garcia
 Roberto Gamez
 Juana Rodriguez
 Guillermo Guerrero
 Javier Salinas
 Conne A. Gomez
 Hector M. Gutierrez

CALL TO ORDER

Chairman Flores called the meeting to order at 4:30 p.m.

CITIZENS PARTICIPATION

Chairman Flores asked if anyone in the audience had anything to present or express that was not on the agenda.

There was none.

APPROVAL OF MINUTES FOR JUNE 25, 2025

Chairman Flores asked if there were any corrections to the minutes. Mr. Ueckert moved to approve the minutes as presented. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 1

TO ALLOW A 2' REAR SETBACK INSTEAD OF THE REQUIRED 10' AND A 4' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 27' BY 19' PATIO STRUCTURE AND TO ALLOW A 1' REAR SETBACK INSTEAD OF THE REQUIRED 10' AND A 1' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 10' BY 8' SHED AND TO ALLOW A 0' GARAGE SETBACK INSTEAD OF THE REQUIRED 18' FOR A 18' BY 21' CARPORT AT 1909 W. 26TH STREET, BEING LOT 37, MONTECRISTO SUBDIVISION AS REQUESTED BY CRAIG KING.

Mr. Cervantes stated that the subject site was located along the South side of 26th Street, approximately 230 feet West of Inspiration Road. The applicant is requesting a variance to keep an already-constructed carport, patio structure, and shed. In this case, a carport was built without a permit, and when inspecting the property, we found structures in the backyard that were built without permits and encroachments on the setbacks. He added that staff didn't receive any calls in opposition, but received several calls in support from Mr. King's neighbors.

Staff recommends denial. The structures need to be modified or removed to comply with the required setbacks

However, if the ZBA is inclined to approve this variance request then the applicant would not comply with the following: 1) Sign a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee

Mr. Cervantes replied that it was built several months ago.

Ms. Elizondo stated that both easements were being encroached on.

Mr. Cervantes replied on the sides, rear, and front.

Ms. Elizondo asked if it was a neighborhood sweep.

Mr. Cervantes replied that code enforcement officers noticed the carport, since it was the only one in that neighborhood. He mentioned that it was a relatively new subdivision with very nice houses.

Ms. Elizondo asked if any variances were approved or denied for that subdivision.

Mr. Cervantes replied no.

Ms. Elizondo stated that Mr. Garza mentioned that the shed had been there for a long time.

Mr. Garza stated the shed looks old.

Mr. Cervantes replied that the subdivision is not that old.

Chairman Flores asked if the applicant was present.

The applicant, Mr. Craig King, was present. He mentioned that two years ago, there was a bad hailstorm that damaged his cars. He stated that he built the carport to protect his vehicles. The back shed is just rusted from all the rain. The utility company came a month ago and ran a line in my backyard for the neighbor's cable.

Ms. Elizondo asked if Mr. King had use for his garage.

Mr. King replied that there was enough room for one car. He mentioned that he had two old dogs in the garage with an air conditioner running constantly.

Mr. Salazar asked who built the carport.

Mr. King replied that he didn't remember the name of the company.

Mr. Christopher Tarbutton resides at 1904 West 26th Street. He mentioned that he lived right in front of Mr. King's home. He stated that he speaks highly of Mr. King and understood that there was an ordinance to be followed. He said he had no problem with what Mr. King built for himself and his family.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously.

Mr. Ueckert asked if there was a homeowner's association.

Mr. Cervantes replied no.

Mr. Garza asked if there was no opposition from the utility companies to the easements. Is there any documentation in case something comes up?

Ms. Elizondo stated that the back patio was not discussed. We are talking about the front part, and I have the same concern that Mr. Garza has about the utility easement.

Ms. De Luna stated that we were asked not to target structures older than three years. She added that the only thing we would consider would be the carport.

Ms. Elizondo stated that Jessica mentioned that the shed was from 2023. Is the shed on concrete?

Mr. King replied Yes.

Chairman Flores entertained a motion. Mr. Ueckert moved to deny the variance request for the carport, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously.

Ms. Elizondo stated that she would like to table the shed until Mr. King gets utility clearance or at least does the utility locator.

Chairman Flores entertained a motion. Ms. Elizondo moved to table the variance request for the shed until a utility locator is done, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

ITEM # 2

TO ALLOW A 6' 2" REAR SETBACK INSTEAD OF THE REQUIRED 18' AND A 5' 9" CORNER SIDE SETBACK INSTEAD OF THE REQUIRED 10' FOR A 30' X 20' 2" CARPORT, AT 101 ALBERTO TREVINO DRIVE, BEING LOT 6, GEORGEANNA ESTATES SUBDIVISION, AS REQUESTED JAVIER SALINAS.

Mr. Cervantes stated that the site was located at the Northwest corner of Alberto Trevino Drive and Paseo Encantado. The applicant is requesting a variance to keep an already-constructed carport in the property's backyard.

Staff recommends denial. The structures must be modified or removed to comply with the required setbacks.

However, if the ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee.

Chairman Flores asked if there was an alley in the back.

Mr. Cervantes replied Yes.

Chairman Flores asked if the applicant was present.

Mr. Javier Salinas, who resides at 101 Alberto Trevino, was present. He mentioned that he had two antique Mustangs and would use the carport to protect them. He stated that the contractors were from the Facebook marketplace and that his dad helped him hire them.

Ms. Elizondo stated, "So you're in a corner, where there's an alley behind you and a street next to you."

Mr. Salinas replied Yes.

Mr. Ueckert asked How do you get your vehicle under the carport?

Mr. Salinas replied I drive through the side.

Ms. Elizondo asked if there was a car parked in front of where it would say ten-foot corner.

Mr. Salinas replied yes, he mentioned that the car was the one that he was fixing up.

Mr. Ueckert asked when the carport was built.

Mr. Salinas replied three months ago.

Mr. Garza stated he had a question for Mr. Cervantes and the planning staff. If he adjusted the pole, could the overhang stay there?

Mr. Cervantes replied that the entire structure could be moved so that it won't encroach on the setback.

Ms. Elizondo stated that Mr. Salinas didn't have a cement pad.

Mr. Garza stated that he could move the poles to clear the setbacks.

Mr. Cervantes stated that the overhang cannot encroach on the setbacks; it is considered airspace.

Ms. Elizondo asked the staff a question. Are we no longer publishing previous approvals or denials in the neighborhood?

Ms. De Luna replied Yes.

Ms. Elizondo asked, so there isn't any in this neighborhood.

Ms. De Luna replied no.

Chairman Flores asked if the lot was considered an irregular lot.

Mr. Cervantes replied Yes.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously. Item 14.

There being no further discussion, Chairman Flores entertained a motion. Mr. Salazar moved to approve the variance request to the footprint, and Mr. Garza seconded it. Upon a vote, the motion passed unanimously.

ITEM # 3

TO ALLOW A 0' FRONT CARPORT AND GARAGE SETBACK INSTEAD OF THE REQUIRED 18', AT 203 OBLATE AVENUE, BEING LOT 7, BLOCK 52, MISSION ORIGINAL TOWNSITE SUBDIVISION, AS REQUESTED BY DELMIRO & MARIA GARCIA.

Mr. Cervantes stated that the site was located at the Northwest corner of Oblate Avenue and E. 2nd Street. The applicant is requesting a variance to keep an already-constructed carport located in the front driveway of the house.

Staff recommends denial. The structures must be modified or removed to comply with the required setbacks.

However, if the ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee.

Chairman Flores asked if the applicant was present.

Mrs. Maria Garcia, who resides at 203 Oblate Avenue, was present. She mentioned that when she was approached to build the carport, the man who did her paperwork said that it was taken care of. But when she came to the city, they said, "You should have taken care of it and not taken his word for it."

Ms. Elizondo asked what the reason was for building the carport?

Mrs. Garcia replied to protect the cars.

Mr. Salazar stated that the person who told you it was okay was from the city. Who was it?

Mrs. Garcia replied that he was from Dream Homes.

Mr. Salazar asked if he was affiliated with the City of Mission or anybody in any official capacity.

Mrs. Garcia stated No.

Ms. Elizondo stated that she had a comment. We continue to take the citizens of Mission's vulnerability and put them in the back seat, and not go after builders and contractors who take advantage of the elderly. I still think that there needs to be some kind of monetary punishment for contractors who behave this way.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously. Item 14.

There being no further discussion, Chairman Flores entertained a motion. Mr. Garza moved to approve the variance request to its footprint and sign a hold harmless agreement, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously.

TEM#4

TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FRONT SETBACK FOR A 21'X18'-5" CARPORT AT 611 W. 30TH STREET, BEING LOT 73, TABASCO SUBDIVISION, AS REQUESTED BY JUANA RODRIGUEZ.

Mr. Cervantes stated that the site was located along the South side of W. 30th Street, approximately 190 feet West of Peace Avenue. The applicant is requesting a variance to keep a 21' by 18'-5" carport within the 20' front setback.

Staff recommends denial. this request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request, then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtain a building permit fee.

Chairman Flores asked if the applicant was present.

Mrs. Juana Rodriguez, who resides at 611 West 30th Street, was present. She mentioned that she requested a permit but was denied because she didn't have the plans for the carport, she only had the measurements. She added that she found someone building a carport and they advised her to build the carport and eventually the city will just charge you a fee for building it.

Ms. Elizondo asked how much Mrs. Rodriguez paid for the carport.

Mrs. Juana Rodriguez replied \$3,600.

Mr. Garza asked if the variance could be approved if Mrs. Rodriguez removed what was on the right-of-way.

Ms. Elizondo stated that the plat had a note that stated any unauthorized structure will be removed. She added that you can't go against what the entity records and signs.

Mr. Cervantes stated that the plat note was for the irrigation district, right, Alex?

Mr. Salazar asked if it was standard verbiage for planning?

Mr. Cervantes replied that it could be something that the irrigation department may have asked for with the city. Sometimes the city council approves licenses to encroach. So, if this was approved today the remaining portion could be approved by the city council through a license to encroach on the right of way.

Ms. Elizondo stated that she agreed with Mr. Cervantes, however it could be the irrigation district had that note inserted there. If they abandon the easement, then we could proceed.

Item 14.

Mr. Garza stated that the carport was in the front and the irrigation easement was in the rear.

Mr. Salazar stated that he noticed that no other variances had been approved in this subdivision.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairman Flores entertained a motion. Ms. Elizondo moved to deny the variance request due it not being an undue hardship, and Mr. Ueckert seconded it. Upon a vote, the motion passed unanimously.

ITEM#5

TO ALLOW A 4-FOOT FRONT SETBACK INSTEAD OF THE REQUIRED 20 FEET, AND A 1-FOOT SIDE SETBACK INSTEAD OF THE REQUIRED 6 FEET FOR A 25' X 30' CARPORT AT 707 W. 30TH STREET, BEING LOT 81, TABASCO SUBDIVISION, AS REQUESTED BY ROBERTO GOMEZ.

Mr. Cervantes stated that the site was located approximately 260 feet east of Nicholson Avenue along the south side of W. 30th Street. The applicant is requesting a variance to keep a 25'x30' carport within the front and side setback.

Staff recommends disapproval of the variance request as follows: 1) The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances; 2) The structure was built without a permit, and 3) This is a self-imposed hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

Chairman Flores asked if the applicant was present.

Mr. Roberto Gomez who resides at 707 W 30th Street was present. He mentioned that the reason he made the carport for three cars was to prevent his third car from being in the sidewalk. He added that his kids play on there bikes on the sidewalk and instead of building the carport over the sidewalk he decided to extend it to one side. He stated that he was not the only one with a carport that there were several in the neighborhood.

Ms. Elizondo asked if Mr. Gomez knew the addresses of the other carports?

Mr. Gomez replied that one of the houses was on 30th Street. He stated that he thinks it was lot 60 or 61.

Ms. Elizondo asked if a variance was approved for any of those lots.

Ms. De Luna replied that the only variance that she was aware of was lot 26.

Ms. Elizondo asked who built the carport?

Mr. Gomez replied that it was him and his friend.

Chairman Flores asked if anyone in favor or against this variance request. There was none.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

Mr. Cervantes stated that the previous variance request that was just denied was in the same street and same subdivision.

Ms. Elizondo mentioned that it was self-inflicted, because there was an awareness of a letter from a neighbor previously and he moved forward with building the carport.

Mr. Cervantes stated that there was a five-foot utility easement in the front.

There being no further discussion, Chairman Flores entertained a motion. Mr. Ueckert moved to deny the variance request, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

ITEM#6

TO ALLOW A 4 FOOT FRONT SETBACK INSTEAD OF THE REQUIRED 30 FEET, AND A 1 FOOT SIDE SETBACK INSTEAD OF THE REQUIRED 6 FEET FOR A 25' X 22' CARPORT AT 931 BOWEN STREET, BEING LOT 9, BLOCK B, EAGLE HEIGHTS UT 3 SUBDIVISION AS REQUESTED BY JORGE ADAME

Mr. Cervantes stated that the site was located at the northwest corner of Jones Avenue and Bowen Street. The applicant is requesting a variance to keep a 25'x22' carport within the front and side setback.

Staff recommends disapproval of the variance request as: 1) The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances; 2) The structure was built without a permit, and 3) This is a self-imposed hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

Mr. Cervantes stated that the next-door neighbor had a carport but wasn't sure if they got a variance or it was past the three years.

Ms. De Luna stated that the carport next door was passed the three years. She mentioned that the house in the back applied for a permit back in 2020, but the city of mission had different setback requirements, which allowed it at ten feet.

Mr. Salazar asked what was time frame for that city ordinance, and what was the reason for it?

Ms. De Luna replied for a year and it was to comply with the front setback. She added but they reverted the ordinance back to its original setback.

Ms. Elizondo stated that she was going to recuse herself from this item, because she owns a property on Bowen Street.

Chairman Flores asked if the applicant was present.

Representing the applicant was the applicant's daughter Ms. Jacqueline Adame. She mentioned that there was a big storm that damaged all their cars and the main reason for building the carport was to protect all her vehicles. She stated that there was a garage in the back, but it was for one car only and they are a family of six.

Mr. Ueckert stated that he noticed that the driveway is concrete, and the other side is gravel.

Ms. Adame replied that it was concrete, but its damaged. I would need to ask my dad but he is working out of town.

Chairman Flores asked if the front of the house was where the carport was built?

Ms. Adame replied Yes.

Chairman Flores asked if the carport meets the front setbacks?

Mr. Cervantes replied that the front setback was thirty feet.

Mr. Salazar asked who built the carport?

Ms. Adame replied no, it was a contractor.

Mr. Salazar asked how much did the carport cost?

Ms. Adame replied forty-five hundred.

Mr. Ueckert asked when was the carport built?

Ms. Adama replied 2021.

Mr. Salazar asked if the neighbor to the east requested a variance.

Ms. De Luna replied that the carport complies with the three years, the home on Burris Street requested a variance and was approved.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairman Flores entertained a motion. Mr. Garza moved to approve the variance request, subject to signing a hold harmless agreement stating that the structure will remain open and within to footprint. Ms. Elizondo abstained. Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

Board Member, Mr. Humberto Garza, left the meeting.

Ms. Elizondo asked if there was a quorum if Mr. Garza left the meeting.

Mr. Cervantes replied that there was quorum, but any remaining agenda items all four board members would need to approve. The applicant can request to table the item until all five board members are present.

Ms. Elizondo stated that she would make the announcement for the record.

ITEM#7

TO ALLOW A 13'-11" REAR SETBACK INSTEAD OF THE REQUIRED 20' REAR SETBACK FOR A SWIMMING POOL, BEING LOT 3, CONCHO ESTATES SUBDIVISION AT 1102 KICKAPOO CREEK STREET BEING LOT 3, CONCHO ESTATES SUBDIVISION, AS REQUESTED BY GEORGE & SYLVIA PADILLA

Mr. Cervantes stated that the site was located at the corner of Kickapoo Creek and Warjebo Street. The applicant is requesting a variance to construct a 14' x 30' Swimming Pool within the 20' rear setback.

Mr. Cervantes mentioned that the swimming pool was outside of the utility easements but within the setbacks, and that it was a proposed new swimming pool.

Staff recommends denial.

Chairman Flores asked if the applicant was present.

Mr. Jorge Padilla and Raul Garcia were present. Mr. Padilla mentioned that he wants to built a pool for his family. He stated that as they get older, they want different kinds of exercise nothing that puts pain on their ankles.

Chairman Flores stated if the variance would be approved, it would only be for the pool, not for improvements.

Mr. Padilla replied ok.

Ms. Elizondo asked if Mr. Garcia was the contractor?

Mr. Garcia replied yes, I'm the contractor. I advised Mr. Padilla that the pool was within the setbacks and advised him to apply for the variance.

Mr. Salazar asked if there was anywhere else on the lot where the pool could be built?

Mr. Padilla replied that it was the best place he had. He stated we have good visibility to ensure we can see from the inside out.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairman Flores entertained a motion. Ms. Elizondo moved to approve the variance request, Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

ITEM#8

Item 14.

TO ALLOW A 15' REAR SETBACK INSTEAD OF THE REQUIRED 20' OFF GLASSCOCK ROAD FOR A POOL HOUSE STRUCTURE AT 2004 E. 20TH STREET, BEING LOT 36, SHARY PALMS UNIT NO. 7 SUBDIVISION, AS REQUESTED BY GUILLERMO GUERRERO

Mr. Cervantes stated that the site was at the cul-de-sac of Cardinal Street and E. 20th Street. The applicant is requesting a variance to construct a 790 square feet pool house within the 20' rear setback off Glasscock Road.

The proposed pool is going to encroach on the setbacks but not on the utility easement. When I spoke to the applicant, he mentioned he would apply for a permit for both the pool house and the swimming pool, but desires to build the pool house first and then the swimming pool.

Chairman asked if the applicant was present.

Mr. Guillermo Guerrero, who resides at 2004 E. 20th Street. He mentioned that he was asking for a five-foot variance. He stated that he had been saving money to build a pool and a pool house for guests or anyone to use.

Chairman Flores asked if there was anyone in favor of or against this variance request.

Mrs. Olga Galvan, who resides at 1903 Cardinal Street, was present. She mentioned that her backyard was connected to Mr. Guerrero back backyard. She stated that Mr. Guerrero had an above-ground pool, and the motor would make a lot of noise, which affected her lifestyle. She added that she didn't understand the letter she received and wanted to ensure that Mr. Guerrero complied with the six-foot side setback with whatever he was proposing to build.

Mr. Guerrero stated that after meeting with his contractor, who is building the pool, he advised me that the motor for the pool will be on the opposite side of Mrs. Galvan.

Ms. Elizondo stated that the board was addressing the pool house and not the pool.

Mr. Guerrero replied Yes, but her concern was the noise of the motor.

Chairman Flores asked if most motors were on the side of the house.

Ms. Elizondo replied that motors need electricity.

Mr. Salazar asked Mr. Guerrero what the reason was for the variance request.

Mr. Guerrero replied that it was an irregularly shaped lot.

Mr. Salazar asked Why do you want the pool house there.

Mr. Guerrero replied that it was the best place where the pool house could fit.

Mr. Salazar stated You can reduce it, right? The pool house could be reduced, or your pool house could be smaller.

Mr. Guerrero replied, Yeah.

Mr. Salazar stated it wouldn't kill your project. It would just have to be moved or modified to fit the setbacks.

Item 14.

Ms. Elizondo asked if Mr. Guerrero had a site plan for the future pool.

Mr. Guerrero replied no.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

Mr. Salazar stated that it seems like the board wants to see the schematic in the drawings.

Chairman Flores replied that the variance request was for the pool house. We can't stop machines from being on easements. Everyone has machines on easements. But that's not the issue here.

Mr. Salazar stated Mr. Galvan wants her setback to be respected.

Mr. Cervantes stated that the variance was for the rear setback, not the side.

Mr. Salazar asked to see the subdivision plat showing Mrs. Galvan's property. He asked if Mrs. Galvan's property was on the south side.

Mr. Cervantes replied yes, and the variance that was being requested was on the west side.

There being no further discussion, Chairman Flores entertained a motion. Ms. Elizondo moved to approve the variance request, and Mr. Flores seconded it. Upon a vote, the motion died with a 3/1 vote.

Mr. Cervantes mentioned that the applicant could request a full board.

Mr. Salazar said he would like to review the site plan, including the swimming pool.

Chairman Flores entertained a motion. Ms. Elizondo rescinded her first motion and motioned to table item #8; Mr. Ueckert seconded it. Upon a vote, the motion passed.

ITEM#9

TO ALLOW A 0 FOOT WEST SIDE SETBACK INSTEAD OF THE REQUIRED 6 FOOT SIDE SETBACK AT 723 W. 25TH STREET, BEING LOT 2, HOLLAND TERRACE SUBDIVISION, AS REQUESTED BY STEVE SPOOR

Mr. Cervantes stated that the property was approximately 200 feet east of Holland Road along the south side of W. 25th Street. The applicant is requesting a variance to allow a 0-foot side setback on the west side of Lot 2 in order to match the ordinance setback for the adjacent Lot 3. Lot 1 is a stormwater detention area and will not have a building on it. The lot is currently vacant, and the applicant would like to construct a townhome.

Ms. Elizondo asked if the plat was recorded?

Mr. Cervantes replied Yes.

Chairman Flores asked if the applicant was present.

Mr. Gutierrez was present but had no comments.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairman Flores entertained a motion. Ms. Elizondo moved to approve the variance request, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

ITEM#10

TO ALLOW A 6' REAR SETBACK INSTEAD OF THE REQUIRED 10' FOR A 21' X 21' OUTDOOR PATIO STRUCTURE AT 1713 AUDREY DRIVE, BEING LOT 92, THE LEGENDS AT CIMARRON SUBDIVISION, AS REQUESTED BY CONNE A. GOMEZ

Mr. Cervantes stated that the property was located at the Northwest corner of Princeton and Audrey Drives. The applicant is requesting a variance to keep an already-constructed patio structure with an outdoor kitchen. A variance was denied on March 13, 2025, for both the outdoor patio structure and a canopy structure encroaching on the side setback. The variances were denied due to opposition from the property owner to the west. The encroachment to the side setback has been cleared by the applicant, and he is now requesting reconsideration of the variance for the outdoor patio structure rear setback encroachment.

Chairman Flores asked if the applicant was present.

Mr. Conne A. Gomez, who resides at 1713 Audrey Drive, was present. He mentioned that he was requesting a variance to keep his back patio. He stated that he asked for an 811-dig test, and the test indicated that there were no utility lines in the back of his property. He added that he would sign a document stating that if, in the future, utility lines needed to be installed on his property, he would be ok with that.

Chairman Flores asked if the board had any questions.

There was none.

Chairman Flores asked if there was anyone in favor or against this variance request.

There was none.

There being no further discussion, Chairman Flores entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing, and Mr. Salazar seconded it. Upon a vote, the motion passed unanimously.

There being no discussion, Chairman Flores entertained a motion. Mr. Ueckert moved to approve the variance request subject to signing a hold harmless agreement, and Ms. Elizondo seconded it. Upon a vote, the motion passed unanimously.

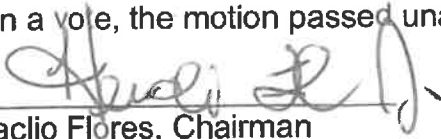
Item 14.

OTHER BUSINESS

There was none.

ADJOURNMENT

There being no further business, Ms. Elizondo moved to adjourn. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously at 5:15 p.m.



Heraclio Flores, Chairman
Zoning Board of Adjustments

**PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Steven Alaniz
Connie Garza
Raquenel Austin
Kevin Sanchez

P&Z ABSENT

Omar Guevara
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez

GUEST PRESENT

Jesus Ivan Perez
Jonathan Morales
Cesar Avendano

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR AUGUST 20, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 20, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:29 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**Being the North 30.458 acres out of Lot 6-9,
West Addition to Sharyland Subdivision,
the site is located along the East side
of Mayberry Road approximately 170 feet
North of Military Highway
AO-I to I-1
Victor Trevino
c/o Bruno M. Castillo**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. The tract of land measures 1,005.4 feet along Mayberry Road and has a depth of 1,320 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the north and east, Agricultural Open Interim (A-OI) and Light Industrial (I-1) to the south and Light Industrial District (I-1) to the west. The surrounding land uses are agricultural land to the west, south and east and a battery storage facility to the north. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial and Planned Unit Development but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in

the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 10 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:36 p.m.

Item #3

Rezoning:

**Being a 0.148 acre tract of land out of lot 6,
Mission Acres Subdivision,
This site is located along the South side of
Green Lawn Drive approximately 150 feet East of
Washington Avenue.
C-3 to R-1
Jesus Ivan Perez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C3") to Single-family Residential District ("R-1") for the proposed construction of a residential home. The tract of land measures 50 feet along Green Lawn Drive and has a depth of 127.76 feet. The surrounding zones are Single-family Residential District (R-1) to the north and General Business District (C-3) to the west, east and south. The surrounding land uses are residential homes in all directions. The subject property is vacant. The Future Land Use Map shows the subject property as General Commercial, but the requested rezoning is in line with how the city block is developed with single-family homes. Notices were mailed to 24 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

Mr. Cesar Avendano resides at 1900 Washington Street Unit B, He is against the rezoning for a Single-Family Residential District. He stated the reason he is against the rezoning since there is already commercial in the area. He mentioned since he already deals with the commercial side and

they do have a lot of traffic. He stated compared to McAllen this is one of the only areas down Old 83 that doesn't really have full commercial. He mentioned there is a vacant lot that used to be an abandoned building that was recently demolished. He stated so that would be give away for more commercial potentially. He mentioned he has a building next to it as well. He believes whoever zoned a commercial did perfectly. He stated yes, he understood that there's residential but it's dilapidated residential in the area. He mentioned there's even a house that's residential there as well that's dilapidated and has received a lot of infractions. He stated it would be wise to keep it commercial.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the street Green Lawn looks more like an alley than a street.

Mr. Cervantes stated It's an alley. He mentioned the house would be facing Green Lawn Drive.

Chairwoman Izaguirre stated no one would build a business facing an alley.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, Ms. Garza vote nay. The motion passed with a 4-1 vote.

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #4

Conditional Use Permit

Renewal:

A Mobile Food Unit – Café Allegro

Being a 0.56 of an acre tract of land

being a portion of Lot 25-10,

West Addition to Sharyland Subdivision

1001 E. Griffin Parkway

C-1

Johnathan Morales

Mr. Cervantes stated the subject site is located approximately 300' east of E. Palm Circle along the north side of E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council. The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pickup and go. Access to the site is provided off Griffin Parkway through an existing 22' concrete driveway. The proposed days and hours of operation are Monday–Saturday from 7:00 am to 7:00 pm, closed on Sundays. Staff: 2 employees. Parking: There is a total of 8 parking spaces available that will be shared amongst the two businesses. Staff notes that the Chiropractic Clinic operates by appointment only. The last conditional use permit approved for the mobile food unit for this location was on October 28, 2024 for a period of 1 year. Staff notes that this would be the 1st renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this

conditional use permit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Saturday from 7:00 am to 7:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the new ordinance apply to the applicant or are they grandfathered.

Mr. Cervantes stated they are grandfathered.

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

ITEM#5

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:37 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
SEPTEMBER 17, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Connie Garza
Omar Guevara
Kevin Sanchez

P&Z ABSENT

Irene Thompson
Steven Alaniz
Raquenel Austin

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna

GUEST PRESENT

Emigdio Villanueva Jr.
Jose Gonzalez
Rick Rodriguez
Maria Anita Rodriguez
Rosa Cedillo
Humberto Garza

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 3, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 3, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**Being a 9.851 acres tract out of the South
12 acres out of the East 26.49 acres out
of Lot 296, John H. Shary Subdivision,
the site is located along the West side
of Taylor Road approximately 170 feet
North of Mile 2 Road
AO-I to R-1A
RGV Villa Development, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A") to develop a Single Family Residential development. The irregular-shaped tract of land has 9.851 acres in area and measures 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road. The surrounding zones are Agricultural Open Interim (A-OI) to the West, Large Lot Single Family Residential (R-1A) to the North, Large Lot Single Family Residential (R-1A), Single Family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East. The surrounding land uses include Single Family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads. The subject property has stables and is vacant. The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is in line with the comprehensive plan

designation. Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Rezoning:

**Being a 26.65 acre tract of land being a part of Lot 29-9,
West Addition to Sharyland Subdivision,
This site is located along the East side of
Mayberry Road approximately 104 feet South of
Sonoma Ranch Street.
AO-I to R-1
Carlos I. Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development. The irregular-shaped tract of land has 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property is located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision. The surrounding zones are Agricultural Open Interim (A-OI) to the South and West, Single Family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East. The surrounding land uses include vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there are existing single-family homes to the West and South. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:36 p.m.

Item #4

Rezoning:

**Being a 0.6026 of one acre tract of land
out of Lot 182, John H. Shary Subdivision
200 N. Glasscock Road
R-1 to R-3
Jose R. & Veronica L. Gonzalez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Multi-family Residential District ("R-3") to develop an apartment complex. The tract of land has 0.6026 acres in area and measures 150 feet along Glasscock Road and has a depth of 175 feet. The surrounding zones are Neighborhood Commercial (C-2) to the North, Single-family Residential (R-1) to the West and South, and Multi-family Residential (R-3) to the East. The surrounding land uses include single-family homes to the West, North and South. The land uses to the East include apartments. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is not in line with the comprehensive plan, but staff feels that the area is in transition to multi-family residential uses. In January 2021, there was an attempt to rezone the property to R-3, but due to opposition from the surrounding property owners, the application was denied by the City Council. Subsequently In April of 2023, the property across the street to the East was rezoned from R-2 to R-3 and was later developed as a subdivision for apartments. The property to the North was zoned Neighborhood Commercial (C-2) prior to the year 2012. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

Mr. Humberto Garza resides at 909 Barnes Street and he is in support of the rezoning. He stated he doesn't live in the particular area, but his friend owns the property. He mentioned he has seen what his friend has been struggling with his property. He stated his friend bought the property 2018 and people have been using the property to dump illegally on the property. He mentioned his friend has some pictures that he would like to show the board members. He stated the property owner has invested thousands of dollars in cleaning up the property, and he would like to beautify the area by building some nice apartments.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:41 p.m.

Item #5

Rezoning:

**Being a 27.07 acre tract of land out of Lot 17-2,
West Addition to Sharyland Subdivision,
This site is located along the West side of
Los Ebanos Road approximately 1,232 feet
South of U.S. Expressway 83
AO-I to R-1
M2 Engineering, PLLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development. The irregular-shaped tract of land has 27.07 acres in area and measures 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property is located just North and West of the Leal Elementary School. The surrounding zones are Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South. The surrounding land uses include industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli's Terrace Event Center is also located to the North. To the East there are single family homes. To the South is the Leal Elementary school and recently constructed townhouses. To the West are the Rio de Vida Apartments, vacant land and a single-family home. The subject property is vacant. The Future Land Use Map shows the property designated for moderate density residential uses. The requested rezoning is less dense compared to the comprehensive plan designation. Notices were mailed to 50 surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

Ms. Maria Anita Rodriguez resides at 307 Erma Avenue, she asked how would it affect her in that neighborhood building this property there.

Mr. Cervantes asked her what's her address.

Ms. Rodriguez stated she resides at 307 Erma Avenue.

Mr. Cervantes stated it would not be affecting her neighborhood.

Ms. Rodriguez mentioned that when the city rezones and creates a nicer neighborhood in that area, will this affect her neighborhood? She asked whether this would impact her property taxes and

whether she would benefit from living in this neighborhood. She asked if their streets would be better. She stated they do have a nice school. However, they don't have any sidewalks or similar features. So, how will this benefit us, or how will it affect us. Since she doesn't want a year or two from now to come and surprise found out there's a problem why this was built.

Mr. Cervantes stated "No, in my opinion, your property taxes should not be affected". He mentioned Los Ebanos in the future may be improved and the city in the future may widen the street. There are no plans right now to widen the street. He stated there could be some sidewalk improvements along Los Ebanos maybe. The developer will be required to do additional asphalt along their side of Los Ebanos. So that will be a requirement on this developer. But other than that, your neighborhood should not be affected in any way.

Ms. Rodriguez asked would it be something that the City of Mission would consider since the traffic jam is going to get worse once we bring another neighborhood. Additionally, there will be more children at Leal Elementary. As you said, it is a plus, as it means more children for the school district. She isn't sure how effective that is, given that teachers are often overwhelmed with the number of children in each classroom. However, the traffic there is the main concern. What are we going to do to keep things safe? She mentioned as of Right now, nothing has been done. Obviously, you have kids crossing the road from our neighborhood to Los Ebanos to get to school. she often has seen cars speeding. she stated she has called Mission PD because she has seen that there's going to be a lot more traffic going through there. There will be a lot more traffic in the neighborhood. She asked How can we improve this for everyone. She mentioned she doesn't have a problem with a new neighborhood and with beautifying the area because it will look nicer.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Conditional Use Permit:

**To allow a Mortgage Lending Company
In a (C-2) Neighborhood Commercial District
Being Lot 1, Bannworth Business Center Subdivision
1821 N. Shary Road, Suite 6
C-2
Synergy One Lending, Inc.**

Mr. Cervantes stated the subject site is located along the west side of Shary Road between Village Drive and Mulberry Street. Per Code of Ordinance, loan companies in a Neighborhood Commercial District require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,152 square foot suite within a commercial plaza for a mortgage lending company. Access to the site is via a 30' driveway off of Shary Road. The proposed days and hours of operation are Monday–

Friday from 8:00 am to 5:00 pm, Staff: 4 employees. Parking: Based on the square footage of the suite, there are a total of 6 parking spaces required for this business. It is noted that the parking area is held in common; 58 existing parking spaces are shared with other businesses, thus meeting code. Staff has seen this type of businesses in C-2 zones without creating a negative impact on the surrounding areas since the hours of operation are reasonable. Staff notes that there is an ordinance that regulates the distance between loan companies, which is 1,500 feet. This distance requirement was focused on payday loans. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #7

Conditional Use Permit:

**To allow two (2) 36 feet by 60 feet
portable buildings for office use
Being a 15.07 acre tract of land, out of Lot 13-6,
Of Porcion 55, West Addition to Sharyland Subdivision
1921 S. Conway Avenue
I-1
Ryan Clark (Granite Construction Company)**

Mr. Cervantes stated the subject site located 1 mile south of U.S. Expressway 83 along the West side of S. Conway Avenue. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant desires a conditional use permit to place two (2) portable buildings for office use for a granite construction company. The applicant was contracted for the construction of the border wall for a maximum of two (2) years. The hours of operation are as follows: Monday through Friday from 7:00 a.m. to 7:00 pm. Staff: 20 employees. Parking: A total of 126 parking spaces exist at the location. The Planning Staff has not received any objections to the request from the surrounding

property owners. Staff mailed out (9) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for 2-year re-evaluation subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m.; 3) Acquisition of a business license prior to occupancy.; 4) Must comply with the noise ordinance; and 5) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if it was a 2 year project or a 3 year project.

Mr. Cervantes stated it is a 2 year project which is why staff is recommending a 2 year approval.

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

Started: 5:44 p.m.

Ended: 5:46 p.m.

Item #8

Conditional Use Permit:

**An Event Center – Events on Conway
Being All of Lots 1 & 1-A through 1-K,
Re-subdivision of Lots 1 and 1L,
Conway Plaza Subdivision
2002 N. Conway Avenue, Suite E
C-3
Christopher Rosales**

Mr. Cervantes stated the subject is located 260 feet North of East 20th. Street along the East side of N. Conway Avenue. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center. The hours of operation are as follows: Sunday through Saturday from 10:00 a.m. to 12:00 a.m. Staff: 2 employees. The applicant is proposing that alcoholic beverages be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant's background check for the proposed BYOB (bring your own beer) will be required. Parking: Due to the total of 40 seating spaces, which requires 13 parking spaces (40 seats/ 1 space for every 3 seats = 13 parking spaces). It is noted that the parking area is held in common (57 existing parking spaces) and shared with other businesses. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are

needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for 1 year re-evaluation subject to: 1) Hours of operation are Sunday through Saturday from 10:00 a.m. to 12:00 a.m.; 2) Maximum occupancy being 42; 3) Must comply with the noise ordinance; and 4) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza stated she had a question regarding the parking. She asked do they have enough parking spaces to accommodate the event center there.

Mr. Cervantes stated that it is a small event center, but staff is recommending one year approval. He mentioned after one year approval; staff will advertise for public hearings. So, if there are parking problems, we will know from the other suites and from all the other renters if there's a parking issue, but staff doesn't foresee any because it's a very small event center.

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

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #9

Site Plan Approval:

**Construction of a Townhouse Regime
On all of Lot 2, and the south half of Lot 3,
The Retreat at Cimarron Subdivision,
801 San Angel Street
R-3
Desarrollos Mosi, LLC**

Mr. Ramirez stated the property is located approximately 238 feet South of Expressway 83 (IH 2) along the East side of Glasscock Road. This project will have access from Brazos Street, a public street. The complex was designed for R-3 type construction and will be prepped with thru traffic drives and alleys complete with curb and gutters, drainage, and utilities. The proposed structures meet all the zoning setback requirements. Proposed are 33 Living Units within 12 structures throughout the 4.79-acre complex. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #10

Single Lot Variance:

**A tract of land being the East ½ of
1.0 gross acre of land out of Lot 23-4,
West Addition to Sharyland Subdivision
1003 W. 20th Street
R-1
Javier Cedillo**

Mr. Ramirez stated This property is located along the South side of W. 20th Street approximately 580 feet West of N. Holland Road. The land measures 163.70 feet by 104.35 feet being a .5 acre tract of land out of the East half of an acre per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to W. 20th Street, being a public street, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval. Staff recommends approval of the Single Lot Variance.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked What's the variance they are requesting.

Mr. Ramirez stated this is a single lot variance for the purpose of not having to subdivide.

Ms. Garza asked if there any other structures on that property.

Mr. Ramirez stated No, it's a vacant lot. Or a vacant piece of land.

Ms. Garza asked if they only plan to use half of the lot.

Mr. Ramirez stated yes only half of the lot.

Mr. Garza asked what are the adjacent lots? How are they classified?

Mr. Ramirez stated it'd acreage itself is (R-1) Single-Family Residential District. He mentioned the rest on the east side is agricultural.

Chairwoman Izaguirre stated what Ms. Garza is asking if none of the lots are subdivided? All the adjacent lots?

Mr. Ramirez stated All that strip of land is all by meets and bounds.

Mr. Cervantes stated it's hard to find an engineering firm that does a 1 Lot Subdivision for a house. He mentioned there is an ordinance to build a home on an empty lot which is a Single Lot Variance.

Mr. Ramirez stated as long as all city services are available they do qualify under the ordinance.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance request. Mr. Sanchez seconded the motion. Upon a vote, Ms. Garza nayed vote was 3 to 1 the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:50 p.m.

Item #11

Plat Approval

Subject to Conditions:

Bellwood Manor Subdivision Phase I,

A tract of land containing 26.79 acres of land,

Being part or portion of Lot 39, Lot 40, Lot 41,

And a 70.00 strip of canal right-of-way between

Lot 40 and Lot 41, Bell-woods Company Subdivision "C",

This site is located on the East side of Trosper Road

**And approximately 1,970 linear feet North of W. Mile 2 Road
R-2**

Developer: Dina Salinas

Engineer: S2 Engineering, PLLC

Mr. Ramirez stated the subdivision is located on the East side of Trosper Road and approximately 1,970 linear feet North of W. Mile 2 Road. This project is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of a master plan. Phase I will consist of 30 multi-family lots. The proposed lots are in line with the required lot sizes for R-2 zoning. The average lot size measures 82 feet by 130 feet with an area of 10,660 square feet. The site is in a Zone "C" (no shading), defined as an area of minimal flooding, according to the FEMA Firm Community Panel No.480334 0400 C, map revised dated November 16, 1982. The development surface will be graded to direct storm water toward curb and gutters and intercepted by type "A" curb inlets that lead to a detention facility. This system will bleed into City of Mission systems. The Engineering Department has reviewed and approved the drainage report. Water service will be provided by connecting to an existing 8" water line located along the East side of N. Trosper Road and looped to an existing main line within the recorded Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex/fourplex. There is a total of 3 fire hydrants as per the Fire Marshall's directive. The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stub. A Capital Sewer Recovery Fee is required at \$670 per lot which equates to \$20,100.00. Required fees include Park Fee (\$500xUnit), Conveyance or Payment of Water Rights (\$3000 per acre), and all other format findings will be complied with prior to the recording of the plat. The internal street is public 32 feet back-to-back within a 50 feet right-of-way and an access only thru N. Trosper Road. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Plat approval request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#12
ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:53 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission



213

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MISSION, TEXAS FINDING THAT TEXAS GAS SERVICE COMPANY’S, A DIVISION OF ONE GAS, INC., STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Mission Texas (“City”) is a gas utility customer of Texas Gas Service Company, a Division of ONE Gas, Inc., (“TGS” or “Company”) within the unincorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Area, and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, the City is a member of Cities Served by Texas Gas Service Company (such participating cities are referred to herein as “TGS Cities”), a coalition of similarly situated cities served by TGS that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged in TGS’ Central-Gulf, West North, and Rio Grande Valley Service Area; and

WHEREAS, on or about June 30, 2025, TGS filed with the City a Statement of Intent to Increase Rates seeking to increase natural gas revenues by \$41.1 million annually and to all customers residing in the City; and

WHEREAS, TGS Cities has coordinated its review of TGS’ Statement of Intent filing and designated attorneys and consultants to resolve issues in the Company’s filing; and

WHEREAS, through review of the application, TGS Cities’ consultants determined that TGS’ proposed rates are excessive; and

WHEREAS, TGS Cities’ members and attorneys recommend that TGS Cities members deny the Statement of Intent; and

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

Section 1. That the rates proposed by TGS to be recovered through its gas rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by TGS within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to TGS representatives Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

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

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney

MODEL STAFF REPORT REGARDING TEXAS GAS SERVICE COMPANY'S STATEMENT OF INTENT FILING

*****FINAL ACTION MUST BE TAKEN TO DENY THE REQUESTED RATE CHANGE
BY NOVEMBER 17, 2025*****

Overview

On June 30, 2025, Texas Gas Service Company (TGS or Company) filed a Statement of Intent to Increase Rates application with each of the cities in their Central-Gulf, West North, and Rio Grande Valley service areas. In the filing, the Company asserted that it is entitled to a \$41.1 million increase or a 9.83% increase over current adjusted revenues, excluding gas costs.

In June, the Cities Served by Texas Gas Service Company (TGS Cities) engaged the services of consultants to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, TGS Cities' attorney recommends that all TGS Cities members adopt the Resolution denying the rate change. Once the Resolution is adopted, TGS will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with TGS' filing for the environs and those cities that have relinquished their jurisdiction (i.e. Gas Utility Docket 28202) currently pending at the Railroad Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until November 17, 2025. As such, all cities with original jurisdiction will need to adopt the resolution no later than November 17.

Accordingly, the purpose of the Resolution is to deny the rate application proposed by TGS.

Explanation of "Be It Resolved" Paragraphs:

1. This paragraph finds that the Company's application is unreasonable and should be denied.
2. This section states that the Company's current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants, approved by the TGS Cities will submit monthly invoices that will be forwarded to TGS for reimbursement.
4. This section merely recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides TGS and counsel for the cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Authorization to award bid RFB 26-003-10-08 Construction of Restrooms at Shary Municipal Golf Course to Jax Construction in the amount of \$103,266.00 - M. Fernuik

NATURE OF REQUEST:

The City of Mission has accepted and opened 17 bid responses for construction of restrooms at Shary Municipal Golf Course.

Staff recommends awarding to Jax Construction who was the lowest responsible bidder meeting all specifications in the amount of \$103,266.00.

The City will be reimbursed at 100% for the amount of construction via the reimbursement agreement with the MEDC. A corresponding budget amendment will be introduced at midyear.

BUGETED: _____ **FUND:** Golf **ACCT. #:** 03-300-39020

BUDGET: _____ **EST. COST:** \$103,266 **CURRENT BUDGET BALANCE:** _____

BUGETED: _____ **FUND:** Golf **ACCT. #:** 03-411-74940

BUDGET: _____ **EST. COST:** \$103,266 **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ 103,266.00

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____


BID NAME/NUMBER: 26-003-10-08 / Construction of Restrooms at Shary Golf Course

OPEN DATE: October 08, 2025 2:00 PM CST

Bidder			Construction of Restrooms at Shary Golf Course		
			Lump Sum Amount	Allowance	Total Bid Amount
Vendor Name:	JAX Construction	Bid Price	\$93,266.00	\$10,000.00	\$103,266.00
Street address:	7021 Mile 7-1/2 Rd.				
City, State:	Mission, TX 78573	Bond/Cashier's Check	Yes		
Phone:	(956) 789-0247	Addendums?	Yes		
Fax:					
Contact:	Jamie Schach				
Email:	jaxconstructionrgv@yahoo.com	Completion Days	90 Days		
Vendor Name:	Tabeza Holdings, LLC.	Bid Price	\$123,800.00	\$10,000.00	\$133,800.00
Street address:	10604 N. 24th St.				
City, State:	McAllen, TX 78504	Bond/Cashier's Check	Yes		
Phone:	(956) 739-8201	Addendums?	Yes		
Fax:					
Contact:	Francisco Meza, Dir				
Email:	frankm@tabezaholdings.com	Completion Days	90 Days		
Vendor Name:	Millennial General Contractors, LLC.	Bid Price	\$94,710.00	\$10,000.00	\$104,710.00
Street address:	1902 Salinas Dr.				
City, State:	Mission, TX 78572	Bond/Cashier's Check	No		
Phone:	(956) 862-8519	Addendums?	Yes		
Fax:					
Contact:	Jorge Garza				
Email:	MillennialGC@gmail.com	Completion Days	30 Days		
Vendor Name:	Kimber 1985, LLC.	Bid Price	\$126,000.00	\$10,000.00	\$136,000.00
Street address:	302 S. Taylor Rd.				
City, State:	Mission, TX 78572	Bond/Cashier's Check	Yes		
Phone:	(956) 606-4436	Addendums?	Yes		
Fax:					
Contact:	Joshua Belgum, OM				
Email:	joshb@kimber1985.com	Completion Days	90 Days		
Vendor Name:	Titan Industrial Construction, LLC.	Bid Price	\$94,137.00	\$10,000.00	\$104,137.00
Street address:	2112 S. Shary Rd., Ste. 5				
City, State:	Mission, TX 78572	Bond/Cashier's Check	Yes		
Phone:	(956) 562-0797	Addendums?	Yes		
Fax:					
Contact:	Manuel Cantu				
Email:	mcantu@ctitan.com	Completion Days	90 Days		

Vendor Name:	Mata G. Construction, Inc.	Bid Price	\$129,201.00	\$10,000.00	\$139,201.00
Street address:	3601 Tom Gill Rd.	Bond/Cashier's Check	Yes		
City, State:	Penitas, TX 78576	Addendums?	Yes		
Phone:	(956) 458-9910	Completion Days	90 Days		
Fax:					
Contact:	Oved I Mata				
Email:	ivan@matagconstruction.com				
Vendor Name:	Global Construction & Design,	Bid Price	\$136,538.61	\$10,000.00	\$146,538.61
Street address:	5808 N. 23rd St.	Bond/Cashier's Check	Cashier's Check		
City, State:	McAllen, TX 78504	Addendums?	Yes		
Phone:	(956) 310-3083	Completion Days	90 Days		
Fax:					
Contact:	Jose Pena				
Email:	JoseP@buildwithgcd.com				
Vendor Name:	Gerlach Builders, LLC.	Bid Price	\$228,000.00	\$10,000.00	\$238,000.00
Street address:	918 Big Horn Dr.	Bond/Cashier's Check	Yes		
City, State:	Edinburg, TX 78542	Addendums?	Yes		
Phone:	(956) 781-9781	Completion Days	80 Days		
Fax:					
Contact:	Shawn Gerlach				
Email:	airika@gbuilddlc.com				
Vendor Name:	Alcario Construction, LLC.	Bid Price	\$240,507.00	\$10,000.00	\$250,507.00
Street address:	301 Bell	Bond/Cashier's Check	Yes		
City, State:	Edinburg, TX 78541	Addendums?	Yes		
Phone:	(956) 560-1595	Completion Days	90 Days		
Fax:					
Contact:	Jose A. Lino, Jr.				
Email:	alcarioconstructionllc@gmail.com				
Vendor Name:	Venser Contractors, LLC.	Bid Price	\$280,000.00	\$10,000.00	\$290,000.00
Street address:	10620 Cibolo Dr.	Bond/Cashier's Check	Yes		
City, State:	Edinburg, TX 78542	Addendums?	Yes		
Phone:	(956) 239-7624	Completion Days	80 Days		
Fax:					
Contact:	Javier Vento				
Email:	jvvento@aol.com				
Vendor Name:	VCI Builders, Inc.	Bid Price	\$100,683.00	\$10,000.00	\$110,683.00
Street address:	P.O. Box 4637	Bond/Cashier's Check	Yes		
City, State:	Mission, TX 78572	Addendums?	Yes		
Phone:	(956) 627-3101	Completion Days	90 Days		
Fax:					
Contact:	Joe Arredondo				
Email:	joe@vcibuilders.com				
Vendor Name:	8/A Builders, LLC.	Bid Price	\$144,988.00	\$10,000.00	\$154,988.00
Street address:	7708 W. Expressway 83	Bond/Cashier's Check	Yes		
City, State:	Mission, TX 78572	Addendums?			
Phone:	(956) 627-1327	Completion Days	90 Days		
Fax:					
Contact:	Arnoldo Ochoa				
Email:	tx8abuilders@hotmail.com				

Vendor Name:	EBE Investments, Inc., dba Merit Construction	Bid Price	\$229,000.00	\$10,000.00	\$239,000.00
Street address:	505 E. Interstate 2	Bond/Cashier's Check	Yes		
City, State:	Pharr, TX 78577	Addendums?	Yes		
Phone:	(956) 601-0336	Completion Days	90 Days		
Fax:					
Contact:	Aurelio Turrubiates				
Email:	acarmona@ebmerit.com				
Vendor Name:	CRC Development & Construction Co., LLC.	Bid Price	\$222,650.00	\$10,000.00	\$232,650.00
Street address:	2016 S. 45th St.	Bond/Cashier's Check	Yes		
City, State:	McAllen, TX 78503	Addendums?	Yes		
Phone:	(208) 972-1192	Completion Days	90 Days		
Fax:					
Contact:	Carlo Cantu				
Email:	carlo@crcdesign-build.com				
Vendor Name:	Villarreal Construction	Bid Price	\$95,000.00	\$10,000.00	\$105,000.00
Street address:	606 Leal St.	Bond/Cashier's Check	Yes		
City, State:	Mission, TX 78572	Addendums?	Yes		
Phone:	(956) 607-1819	Completion Days	90 Days		
Fax:					
Contact:	Edgar Villarreal				
Email:					
Vendor Name:	River Line Contracting, LLC.	Bid Price	\$129,500.00	\$10,000.00	\$139,500.00
Street address:	3700 N. 10th. St., Ste. 300A	Bond/Cashier's Check	Yes (Copy)		
City, State:	McAllen, TX 78501	Addendums?	Yes		
Phone:	(956) 800-4363	Completion Days	90 Days		
Fax:					
Contact:	Mauricio Marcos				
Email:	robert@riverlinecontracting.com				
Vendor Name:	Bella Roca General Contractors	Bid Price	\$108,000.00	\$10,000.00	\$118,000.00
Street address:	220 N. Alton Blvd., Ste. F	Bond/Cashier's Check	Yes		
City, State:	Alton, TX 78573	Addendums?	Not Included		
Phone:	(956) 360-5764	Completion Days	90 Days		
Fax:					
Contact:	Ricardo Valverde				
Email:	BellaRocaGeneralContractors@gmail.com				

Please Note: Millennial General Contracts found unresponsive, failed to submit Bid Bond
 Alcario Construction found unresponsive, failed to submit required completed documents

Apparent lowest responsible bidder: JAX Construction

BID NAME/NUMBER: 26-003-10-08 / Construction of Restrooms at Shary Golf Course



OPEN DATE: October 08, 2025 2:00 PM CST

Vendor Name:	JAX Construction	Tabeza Holdings, LLC.	Millennial General Contractors, LLC.	Kimber 1985, LLC.	Titan Industrial Construction, LLC.	Mata G. Construction, Inc.	Global Construction & Design, LLC.	Gerlach Builders, LLC.	Alcario Construction, LLC.
Street address:	7021 Mile 7-1/2 Rd.	10604 N. 24th St.	1902 Salinas Dr.	302 S. Taylor Rd.	2112 S. Shary Rd., Ste. 5	3601 Tom Gill Rd.	5808 N. 23rd St.	918 Big Horn Dr.	301 Bell
City, State:	Mission, TX 78573	McAllen, TX 78504	Mission, TX 78572	Mission, TX 78572	Mission, TX 78572	Peritas, TX 78576	McAllen, TX 78504	Edinburg, TX 78542	Edinburg, TX 78541
Phone:	(956) 789-0247	(956) 739-8201	(956) 862-8519	(956) 606-4436	(956) 562-0797	(956) 458-9910	(956) 310-3083	(956) 781-9781	(956) 560-1595
Fax:									
Contact:	Jamie Schach	Francisco Meza, Dir	Jorge Garza	Joshua Belgum, OM	Manuel Cantu	Oved I Mata	Jose Pena	Shawn Gerlach	Jose A. Lino, Jr.
Email:	jconstruction@yahoo.com	frankm@tabeza-holdings.com	millennialGC@gmail.com	jahub@kimber1985.com	manuel@titan.com	van@mataconstruction.com	JoseP@buildwithgod.com	shawn@gerlach.com	alcarioconstructionllc@gmail.com

DESCRIPTION of FORMS:									
Solicitation Signed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<i>Not Submitted</i>
Terms & Conditions Included	Yes	Yes	Yes	Yes	Partial	Yes	Partial	Yes	Yes
Pricing Schedule	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Contractor Site Visit	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes
Subcontractor(s)/Subconsultant (s) Form	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Non-Collusive	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda(s)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gen. Business Questionnaire	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
References	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CIQ								Yes	
Bid Bond	Yes	Yes	No	Yes	Yes	Yes	Cashier's Check	Yes	Yes

Vendor Name:	Venser Contractors, LLC.	VCI Builders, Inc.	B/A Builders, LLC.	EBE Investments, Inc., dba Merit Construction	CRC Development & Construction Co., LLC.	Villarreal Construction	River Line Contracting, LLC.	Bella Roca - General Contractors
Street address:	10620 Cibola Dr.	P.O. Box 4637	7708 W. Expressway 83	505 E. Interstate 2	2016 S. 45th St.	606 Leal St.	3700 N. 10th. St., Ste. 300A	220 N. Alton Blvd., Ste. F
City, State:	Edinburg, TX 78542	Mission, TX 78572	Mission, TX 78572	Pharr, TX 78577	McAllen, TX 78503	Mission, TX 78572	McAllen, TX 78501	Alton, TX 78573
Phone:	(956) 239-7624	(956) 627-3101	(956) 627-1327	(956) 601-0336	(208) 972-1192	(956) 607-1819	(956) 800-4363	(956) 360-5764
Fax:						(956) 584-2555		
Contact:	Javier Vento	Joe Arredondo	Arnoldo Ochoa	Aurelio Turribates	Carlo Cantu	Edgar Villarreal	Mauricio Marcos	Ricardo Valverde
Email:	jventos@aol.com	joe@vcibuilders.com	babuilders@icloud.com	eamon@merit.com	carlo@crcdesign-build.com		mber@riverlinecontracting.com	bella@bellaroca-generalcontractors@gmail.com

DESCRIPTION of FORMS:								
Solicitation Signed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Terms & Conditions Included	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pricing Schedule	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Contractor Site Visit	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Subcontractor(s)/Subconsultant (s) Form	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Non-Collusive Bidding Certificate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda(s)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<i>Not Included</i>
Gen. Business Questionnaire	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
References	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CIQ								
Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes	Yes (Copy)	Yes



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer
AGENDA ITEM: Authorization to solicit proposals for qualifications for On-Call Engineering Services for Geotechnical and Material Testing Services – Gonzalez

NATURE OF REQUEST:

Staff is seeking authorization to solicit proposals for qualifications for On-Call Geotechnical and Material Testing Services. Engineer shall furnish all technical and professional services including, labor, material, equipment, transportation, supervision and expertise to fully and adequately perform services. In accordance with Section 2254 of the Government Code of the State of Texas, the City shall select on the basis of demonstrated competence and qualifications to perform the services throughout the term of the contract.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-440-33420

BUDGET: \$300,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$300,000

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

CITY OF MISSION

Scope of Service

On-Call Geotechnical and Material Testing Services

I. Scope: Objective of This Request For Qualifications

The purpose of this Request for Qualifications (RFQ) is to short-list a Firm(s) to provide on-call geotechnical and materials testing services for infrastructure projects within the City of Mission and its extraterritorial jurisdiction. The City's intent is to identify geotechnical and materials testing Firm(s) that have the capability to provide these services on a consistent basis in compliance with the City's geotechnical and materials testing requirements. The selected Firms will be identified on a "List" as an approved supplier for these services.

- II.** The selected Firm will provide these services to the City project based on an agreed-upon fee schedule established between the City and selected Firms as part of this RFQ process.
- III.** The selected Firms will be required to work closely with the City (or their Contractor) for scheduling of all services on the project. The selected Firm will provide "test" reports to both the Contractor and City staff. The selected Firm may be required to submit a "Utility Release Letter" to the City at the end of each utility work (and before liming of the subgrade proceeds) indicating that in place moisture and density tests on the backfill material placed in utility trenches (including franchise) has been performed in general conformance to the City of Mission specification and contract requirements. The selected Firm may also be required to submit a "Materials Testing Summary Letter" at the end of the project indicating that all the testing required by the City specification has been performed for the project. Both the "Utility Release Letter" and the "Materials Testing Summary Letter" shall be sealed and signed by a professional engineer.
- IV.** The City has a strong preference for local Firms that perform typical geotechnical investigation, and construction materials testing services (soils, aggregates, Portland cement concrete; Hot mix asphalt concrete, compaction, and other construction materials) on infrastructure projects.
- V.** RFQ for Geotechnical Engineering and Material Testing Services for Infrastructure Projects. The scope of work may include, but not limited to, the following:

Performance of all plant, field and laboratory material tests including the following:

- Asphalt field Density
- Soil-Moisture relationship or Proctor test
- Unit Weight Test
- Atterberg Limits Test
- Soil Lineal Shrinkage Test
- PH Series
- Texas Wet Ball Mill (WBM) Test
- Grain Size Analysis
- P200 Sieve Analysis
- Gradation:

Rock – Crushed Stone for Embedment LAA (Los Angeles Abrasion)

Sand – Backfill Water & Sewer

Lime/Cement Field Gradation

- Core:
 - Test Hole Analysis
 - Concrete
 - Asphalt
- Concrete Compression Test:
 - Cylindrical concrete specimens
 - Drilled Cores
- Other construction material testing as needed.

Preview plans and specifications for assigned project prior to testing and inspection.

Prepare daily construction progress reports.

Take samples of materials for examination or analysis to laboratories; schedule routine materials and density field tests to assure material and workmanship quality; coordinate results of tests.

Observe work during progress and upon completion.

Perform preliminary and final testing and inspections on routine construction projects; provide input on acceptance of developments.

Prepare various testing and inspection reports as required; maintain files and reports regarding testing and inspection and plan check activities and findings.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer
AGENDA ITEM: Authorization to Solicit for Bids for the purchase of Ready Mix Concrete Services for the Public Works Department – Gonzalez

NATURE OF REQUEST:

The City of Mission was in contract with 57 Concrete (Bid No. 24-042-10-30) from May 15, 2025, through November 14, 2025. Staff is seeking authorization to solicit bids for the purchase of Ready Mix Concrete Services.

Staff is seeking authorization to solicit bids for the purchase of Ready Mix Concrete Services for Public Works. Ready Mix Concrete will be used for daily operations to include the repair and construction of sidewalks, curb, gutters, inlets, manholes and special projects located throughout various locations within the City of Mission.

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

BUDGET: \$400,000 **EST. COST:** \$55,000 **CURRENT BUDGET BALANCE:** \$184,000

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

**City Of Mission
Specifications
Bid Name: Ready Mix Concrete**

I. **Scope of work:** The City of Mission is accepting bids for the Ready Mix Concrete for Public Works Department and Parks and Recreation Department. It is the intention of these specifications to describe a Ready Mix Concrete for the placement of sidewalks, curb and gutters, inlets, manholes and small concrete foundations/pads to various locations throughout the City of Mission. The unit price bid for this material shall be quoted per cubic yard. Delivery orders will be of 5 cubic yards minimum and up to 10 cubic yards.

II. **Delivery:** Shall be in approved vehicles of a uniform capacity, and it shall be the responsibility of the bidder that the required amount of specified material be delivered to various locations throughout the City of Mission, Texas, within twenty-four (24) hours of the order being placed. Delivery quantities will be a minimum of 5 cubic yards to a maximum of 10+ cubic yards on an as needed basis.

III. **Specifications:** Please read your specifications thoroughly and be sure that the Purchase and Delivery of Ready Mix Concrete offered complies with all requirements.

Ready Mix Concrete as follows:

- Class of concrete: "A"
- Design strength: Minimum 28 days (PSI): 3000
- Max W/C ratio: 0.60
- Coarse aggregate grades: 1-4, 8
- Estimated annual usage for Public Works: Approximately 350 cubic yards per year
- Estimated annual usage for Parks and Recreation: Approximately 75 cubic yards per year



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Cesar Torres, Chief of Police
AGENDA ITEM: Authorization to purchase twenty-eight (28) bulletproof vests for police officers, from Galls, LLC (Buyboard #773-25), totaling \$26,773.56 with \$13,386.78 reimbursable from the U.S. Department of Justice. -Torres

NATURE OF REQUEST:

The Mission Police Department is seeking authorization to purchase (28) twenty-eight bulletproof vests for police officers. The total purchase amount is \$26,773.56 This purchase will be made from Galls, LLC (Buyboard #773-25). This grant will reimburse 50% of the purchase, totaling \$13,386.78, through the U.S. Department of Justice Bulletproof Vests Grant (FY 2024). . A corresponding budget amendment will be introduced at midyear.

BUDGETED: Yes **FUND:** Designated Purpose **ACCT. #:** 15-300-33133

BUDGET: \$16,500 **EST. COST:** \$26,773.56 **CURRENT BUDGET BALANCE:** \$16,500

BUDGETED: No **FUND:** Designated Purpose **ACCT. #:** 15-436-74950

BUDGET: \$ **EST. COST:** \$26,773.56 **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Quote

Customer: (1000945580) MISSION POLICE DEPT
Date: 10/16/2025
Sales Rep: MEGAN WILLIAMS

Page 1 of 1
Quote Number: 30611064
Quote Expiration: 11/15/2025

Sold To:
MISSION POLICE DEPT
ACCOUNTS PAYABLE
1201 EAST 8TH ST
MISSION, TX 78572
JULIO DE LEON

Ship To:
MISSION POLICE DEPT
1200 EAST 8TH ST
MISSION, TX 78572
JULIO DE LEON

Line	Item	Description	Qty	Retail	Your Price	Ext Total
1	BP1142 BLK CSTM 00	GALLS G-FORCE LVL IIIA VEST WITH 1 CARRIERS	28		949.77	26,593.56
1.1	BP0002	CONTRACT NUMBER:BUYBOARD 773-25 MALE CUSTOM VEST CONTRACT NUMBER: INCIDENTAL BUYBOARD 773-25 (Co-Op)	28			

This quotation is valid for thirty (30) days from the date of issuance. Pricing is subject to adjustment at any time prior to acceptance in the event of material cost increases, including but not limited to new or revised tariffs or other external economic factors beyond the control of Galls, LLC.

SUBTOTAL: 26,593.56
SHIPPING: 180.00
TAX.....
TOTAL.... 26,773.56

Galls is required to collect sales tax on shipments to certain states. Sales tax will be added where applicable. For tax exempt customers, state laws require us to have signed tax exemption or resale certificates on file at our office. If you are tax exempt, please email or fax this information, (including your Galls account number) to Tax@galls.com or fax 859-268-5946.

Export Restrictions - This may contain commodities restricted in the United States International Trade Regulations.

1340 Russell Cave Rd
Lexington, KY 40505
Tel: 800-876-4242 Fax:877-914-2557

Payment - Invoices for items delivered pursuant to any sales order are payable only in United States currency. You, your business, and/or your agency (the "Buyer") understand that Galls, LLC (the "Seller") may impose and charge a finance charge that is the greater of 1.5% per month or the highest rate allowed by law on any amount which becomes past due and delinquent. Returned checks may be assessed a \$25.00 service fee. Additionally, Buyer shall be responsible for all collection costs, court costs, and reasonable attorney's fees in connection with the recovery of delinquent amounts.

All sales are made pursuant to these Credit Terms and Conditions of Sale, and Seller objects to any different or additional terms or conditions contained in Buyer's purchase order or any other document submitted by Seller. Payments may be applied against open balances at the sole discretion of Seller and may be applied across accounts if Buyer has more than one account with Seller. Credit memos are non-refundable and may be applied to open invoices at Seller's sole discretion.

Credit Terms - Any extension of credit is based upon all amounts payable on or before the due date on any written, quoted, or agreed terms, and shall be paid in accordance with such terms. If not paid on or before such date, accounts shall be considered delinquent and subject to the additional finance charges as set forth herein.

Buyer agrees to provide Seller, upon request, with an updated credit application as a condition to the continued extension of credit. Buyer acknowledges and agrees that Seller may utilize outside credit reporting services and financial institutions to obtain information on the Buyer as a condition precedent to or for continued extension of credit. Seller may terminate any credit availability within its sole discretion and without prior notice. Buyer's continued solvency is a precondition to any sale made by Seller.

Delays - Where a specific shipping date is not designated on the face hereof or in a subsequent writing signed by the Seller, the Seller shall not be responsible for any delays, nor shall Seller be liable for any loss or damages resulting from such delays. Seller shall not be liable for any delays in filling this order caused by accidents to machinery, differences with employees, strikes, labor shortage, fire, floods, priorities requested or required by an instrumentality of the United States Government or the government of any state, delays in transportation, restrictions imposed by any federal, state or municipal law or regulation, whether valid or invalid, or causes beyond the control of the Seller.

Warranty - Seller shall pass through to Buyer all manufacturer warranties and return policies applicable to Buyer's order. Seller shall take all reasonable actions to ensure that Buyer receives the benefit of such pass through warranties and return policies. Buyer's sole remedies for any goods sold hereunder shall be as provided in such warranties and return policies and shall be solely against the applicable manufacturer. SELLER, ON BEHALF OF ITSELF, DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, OR STATUTORY, RELATING TO SUCH GOODS.

Restocking - If a cancellation of an order or a return by Buyer is accepted or initiated by Seller and/or the manufacturer, it may be subject to a restocking charge at the discretion of Seller.

Delivery and Transportation - Products sold herein are sold FOB at the place indicated on the face of this sales order unless otherwise agreed to in writing by Seller and Buyer. The method and agency of transportation and the routing will be designated by the Seller. In the event the Buyer requests alternative shipment or routing, all extra packing, shipping and transportation charges thereby resulting will be for the Buyer's account.

Waiver - No provision herein shall be deemed a waiver by reason of any previous waiver, and no breach of any provision shall be deemed a waiver by reason of any previous breach.

Governing Law - The sole jurisdiction and venue shall be the courts of the Commonwealth of Kentucky.

Export Restrictions - This transaction may contain commodities restricted in the United States International Trade Regulations. If at a later date the Buyer decides these commodities will be exported from the United States please reference the United States Department of Commerce Bureau of Industry and Security Export Administration Regulations (15 CFR 730-774), the United States Department of State International Traffic in Arms Regulations (22 CFR 120-130) as well as any other applicable laws. These laws apply to private, commercial, and government agency export transactions. As an exporter, the Buyer will be responsible for compliance with all U.S. laws relating to the export of these items.

*Designates this item is on the Galls GSA Contract (47QSWA21D008H) all other items are OPEN MARKET.



Vendor Contract Information Summary

Item 19.

Vendor	Galls, LLC
Contact	Justin Penman
Phone	859-963-7943
Email	cooperative@galls.com
Vendor Website	www.galls.com
TIN	20-3545989
Address Line 1	1340 Russell Cave Road
Vendor City	Lexington
Vendor Zip	40505
Vendor State	KY
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Common Carrier
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	All Texas Regions
States	All States
Contract Name	Uniforms and Accessories
Contract No.	773-25
Effective	07/01/2025
Expiration	06/30/2028
Accepts RFQs	Yes



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Cesar Torres, Chief of Police

AGENDA ITEM: Approval of Resolution No. ____ authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the City of Mission's Veterans Day Parade on November 8, 2025 - Torres

NATURE OF REQUEST:

The agreement is required by the Texas Department of Transportation for the closure of eastbound lanes on U.S. Business 83 from Holland avenue to Stewart Road, Conway Avenue from Tom Landry to 8th street, and Bryan road (F.M. 396) from Elm Street to Matamoros street for the purpose of the City of Mission Veterans Day Parade. The Mission Police Department will be responsible for securing the route and safety of all participants, and rerouting all traveling vehicular traffic through other local roads and state right of ways (FM 396 & SH 107) as feasible for public safety. The City of Mission Veterans Day Parade is scheduled for Saturday, November 8, 2025.

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Resolution No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY OF EASTBOUND LANES ON U.S. BUSINESS 83 FROM HOLLAND AVENUE TO STEWART ROAD, CONWAY AVENUE FROM TOM LANDRY TO 8TH STREET, AND BRYAN ROAD (FM 396) FROM ELM STREET TO MATAMOROS STREET ONLY FOR THE PURPOSE OF THE CITY OF MISSION VETERANS DAY PARADE AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE.

WHEREAS, the state owns and operates a system of highways for public use and benefit including Mission, in Hidalgo County; and

WHEREAS, the City has requested the temporary closure of eastbound lanes on U.S. Business 83 from Holland avenue to Stewart road, Conway Avenue from Tom Landry to 8th street, and road (F.M. 396) from Elm Street to Matamoros street only for the purpose of the City of Mission Veterans Day Parade between the hours of 6:00 a.m. to 5:00 p.m. on Saturday, November 8th, 2025.

WHEREAS, the event will be located within the City's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right-of-way will be performed within the State's requirement, and in connection therewith, the State requires an agreement between the City and the State in regard thereto; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State Highway System; and

WHEREAS, the attached agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12.

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

SECTION 1: The City of Mission Veterans Day Parade is an event that serves a public purpose.

SECTION 2: The attached agreement which is made a part hereof for all purposes is approved and the City Manager is authorized to sign same on behalf of the City.

SECTION 3: Pursuant to said agreement, the City will close eastbound lanes on U.S. Business 83 from Holland avenue to Stewart road, Conway Avenue from Tom Landry to 8th street, and Bryan road (F.M. 396) from Elm Street to Matamoros street.

SECTION 4: The City Manager is authorized to issue a parade permit for the City of Mission Veterans Day Parade.

READ, CONSIDERED AND APPROVED on this, the 28th day of October, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

STATE OF TEXAS §
COUNTY OF §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Mission, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "City."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including Mission, in Hidalgo, County; and

WHEREAS, the City has requested the temporary closure of eastbound lanes on U.S. Business 83 from Holland avenue to Stewart road, southbound lanes on Conway Avenue from Tom Landry to 8th street, and southbound lanes on Bryan road (F.M. 396) from Elm Street to Matamoros street only for the purpose of the City of Mission Veterans Day Parade, as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the City's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right-of-way will be performed within the State's requirements; and

WHEREAS, on the 28th day of October of 2025, the Mission City Council passed Resolution / Ordinance No. _____, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the City to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The description of the Event, including the proposed schedule of start and stop times, approximate number of people attending the Event, and equipment involved shall be attached hereto and identified as "Exhibit C."

Article 3. OPERATIONS OF THE EVENT

A. The City shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The City shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right-of-way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State.

C. The City will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

D. The City will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right-of-way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The City will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the City shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

E. The City hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the City's traffic control plan.

F. The City will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right-of-way and restore or repair the State's right-of-way, including roadway and drainage structures, signs, and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural environment, including landscape features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the City will remain the property of the City. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

- (1) By mutual written agreement and consent of both parties.
- (2) By the State upon determination that use of the State's right-of-way is not feasible or is not in the best interest of the State and the traveling public.
- (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
- (4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations and liabilities of the State and City under this agreement. If the potential termination of this agreement is due to the failure of the City to fulfill its contractual obligations as set forth herein, the State will notify the City that possible breach of contract has occurred. The City must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the City does not remedy the breach to the satisfaction of the State, the City shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right-of-way, the City and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period that the City and/or its contractors are encroaching upon the State right-of-way.

B. In the event the City is a self-insured entity, the City shall provide the State proof of its self-insurance. The City agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the City and the State.

Article 10. COMPLIANCE WITH LAWS

The City shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right-of-way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the

following respective addresses:

City:	State:
City of Mission	Texas Department of Transportation
1201 East 8 th Street, Mission, Tx	

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF MISSION

Executed on behalf of the City by:

By _____ Date _____
City Official

Typed or Printed Name and Title _____

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
District Engineer

By _____ Date _____
Director of Maintenance

Exhibit A**ROAD CLOSURE EVENT NAME AND DATE**

NAME: City of Mission Veterans Day Parade

DATE OF CLOSURE: Saturday, November 8th, 2025

TIME OF CLOSURE: 6:00 a.m. to 5:00 p.m.

(SEE ATTACHED ROUTE MAP AND ROAD CLOSURES)

Exhibit B

RESOLUTION

Exhibit C

Agreement No. _____

Item 20.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Roel Mendiola, Sanitation Director
AGENDA ITEM: Authorization to award bid RFB 26-002-10-07 Purchase of Oils and Lubricants to Armond Oil Company - Mendiola

NATURE OF REQUEST:

The City of Mission has accepted and opened seven (7) bid responses for the Purchase of Oils and Lubricants to be used for City Vehicles and Special Equipment. Staff recommends awarding of bid to: Arnold Oil Company who is the lowest responsive and responsible bidder meeting all specifications. The term of the contract is for one (1) year with two (2) One-Year Renewals.

BUGETED: Yes **FUND:** General/ Solid Waste Fund **ACCT. #:** 01-416-94810/ 05-410-64190

BUDGET: \$100,000/	EST. COST:	CURRENT BUDGET BALANCE: \$75,000/
\$140,000		\$140,000

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____


BID NAME/NUMBER: 26-002-10-07 / Purchase of Oils and Lubricants

OPEN DATE: October 07, 2025 2:00 PM CST

Vendor Name:	MG Extreme Electronics & Accessories	Safety-Kleen Systems, Inc.	Arguindegui Oil Co. II, Ltd.	Doggett
Street address:	709 N. Ware Rd.	42 Longwater Drive	105 Penzoil Loop	902 E. Interstate 2
City, State:	McAllen, TX 78501	Norwell, MA 02061	Edinburg, TX 78542	San Juan, TX 78559
Phone:	(956) 682-4003	7814273060	(956) 722-5251	9562274950
Fax:		7815859797		
Contact:	Manuel Garza	Shaynn Mahan	Beto Lopez	Harvey Ince
Email:	xtremetxmx@gmail.com	bps.government@safety-	beto.lopez@argpetro.com	Harvey.Ince@Doggett.com

DESCRIPTION:		UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)											
OILS											
1	5W30	Bulk Gallons	220	\$11.30	\$2,486.00	\$7.10	\$1,562.00	\$5.80	\$1,276.00	No Bid	No Bid
2	5W20	55 Gal Drums	4	\$620.25	\$2,481.00	\$440.00	\$1,760.00	\$380.19	\$1,520.76	No Bid	No Bid
3	15W40	55 Gal Drums	4	\$756.91	\$3,027.64	\$495.00	\$1,980.00	\$475.75	\$1,903.00	\$1,364.36	\$5,457.44
4	Hydraulic 46	Bulk Gallons	265	\$10.62	\$2,814.30	\$6.30	\$1,669.50	\$4.83	\$1,279.95	No Bid	No Bid
5	Compressor Oil	Quarts	4	\$8.00	\$32.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
CLEANER											
6	Brake Cleaner	Box of 12 20 oz Cans	10	\$2.76	\$27.60	No Bid	No Bid	No Bid	No Bid	\$83.88	\$838.80
7	Engine Degreaser	Box of 12 20 oz Cans	10	\$11.40	\$114.00	No Bid	No Bid	No Bid	No Bid	\$95.64	\$956.40
8	Oil Degreaser	40 lb. Bag	6	\$6.53	\$39.18	No Bid	No Bid	\$8.26	\$49.56	No Bid	No Bid
LUBRICANTS											
9	WD40	Box of 12 20 oz Cans	10	\$6.00	\$60.00	No Bid	No Bid	No Bid	No Bid	\$119.16	\$1,191.60
10	Blaster Rust Remover	Box of 12 20 oz Cans	10	\$11.40	\$114.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID NAME/NUMBER: 26-002-10-07 / Purchase of Oils and Lubricants

OPEN DATE: October 07, 2025 2:00 PM CST



Vendor Name:	MG Extreme Electronics & Accessories	Safety-Kleen Systems, Inc.	Arguindegui Oil Co. II, Ltd.	Doggett
Street address:	709 N. Ware Rd.	42 Longwater Drive	105 Penzoil Loop	902 E. Interstate 2
City, State:	McAllen, TX 78501	Norwell, MA 02061	Edinburg, TX 78542	San Juan, TX 78559
Phone:	(956) 682-4003	7814273060	(956) 722-5251	9562274950
Fax:		7815859797		
Contact:	Manuel Garza	Shaynn Mahan	Beto Lopez	Harvey Ince
Email:	xtremetxmx@gmail.com	bps.government@safety-	beto.lopez@argpetro.com	Harvey.Ince@Doggett.com

DESCRIPTION:	UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)												
COOLANT												
11 50/50 Valvoline (Universal)	55 Gal Drums	4	\$506.37	\$2,025.48	\$330.00	\$1,320.00	No Bid	No Bid	No Bid	No Bid		
12 50/50 Heavy Duty	55 Gal Drums	4	\$674.32	\$2,697.28	\$375.00	\$1,500.00	\$284.43	\$1,137.72	\$899.88	\$3,599.52		
OILS												
AW-68 Hydraulic Oil	55 Gal Drums	5	\$641.67	\$3,208.35	\$430.00	\$2,150.00	\$334.66	\$1,673.30	\$1,175.78	\$5,878.90		
AW-32 Hydraulic Oil	55 Gal Drums	2	\$532.80	\$1,065.60	\$400.00	\$800.00	\$324.50	\$649.00	No Bid	No Bid		
15W40 Engine Oil	55 Gal Drums	2	\$756.91	\$1,513.82	\$495.00	\$990.00	\$475.75	\$951.50	\$1,364.36	\$2,728.72		
10W40 Diesel Engine Oil	55 Gal Drums	1	\$859.41	\$859.41	\$1,100.00	\$1,100.00	No Bid	No Bid	No Bid	No Bid		
ECL-1 50/50 Coolant	55 Gal Drums	2	\$674.32	\$1,348.64	\$375.00	\$750.00	\$300.54	\$601.08	No Bid	No Bid		
Transyn Transmission Oil	55 Gal Drums	2	\$1,378.77	\$2,757.54	\$1,775.00	\$3,550.00	No Bid	No Bid	No Bid	No Bid		
Dextron-Mercon Transmission Oil	55 Gal Drums	1	\$1,012.90	\$1,012.90	\$490.00	\$490.00	\$424.19	\$424.19	No Bid	No Bid		
80W-90 Gear Oil	55 Gal Drums	1	\$852.27	\$852.27	\$775.00	\$775.00	\$1,178.39	\$1,178.39	No Bid	No Bid		
75W140 Gear Oil	55 Gal Drums	1	\$1,330.58	\$1,330.58	\$855.00	\$855.00	No Bid	No Bid	No Bid	No Bid		
1 Diesel Exhaust Fluid	330 Gal Tote (Bulk)	2	\$16.00	\$32.00	\$1,365.00	\$2,730.00	\$727.47	\$1,454.94	No Bid	No Bid		
2 Hyguard or JD-20	5 Gal Bucket	2	\$52.50	\$105.00	\$47.50	\$95.00	\$47.25	\$94.50	\$113.52	\$227.04		

BID NAME/NUMBER: 26-002-10-07 / Purchase of Oils and Lubricants

OPEN DATE: October 07, 2025 2:00 PM CST



Vendor Name:	MG Extreme Electronics & Accessories	Safety-Kleen Systems, Inc.	Arguindegui Oil Co. II, Ltd.	Doggett
Street address:	709 N. Ware Rd.	42 Longwater Drive	105 Penzoil Loop	902 E. Interstate 2
City, State:	McAllen, TX 78501	Norwell, MA 02061	Edinburg, TX 78542	San Juan, TX 78559
Phone:	(956) 682-4003	7814273060	(956) 722-5251	9562274950
Fax:		7815859797		
Contact:	Manuel Garza	Shaynn Mahan	Beto Lopez	Harvey Ince
Email:	xtremetxmx@gmail.com	bps.government@safety-	beto.lopez@argpetro.com	Harvey.Ince@Doggett.com

DESCRIPTION:	UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)										
TOTAL BID				\$30,004.59		Incomplete Pricing		Incomplete Pricing		Incomplete Pricing
ADDENDUMS			None		None		None		None	
Hours/Days to pick up product after receipt of purchase order			24 Hours		N/A		24-48 Hours		8 Hours	
Hours/Days to deliver product after receipt of purchase order			24 Hours		5 Days		24-48 Hours		8 Hours	
1st 1-year Renewal			10%		5%		5.0%		10.0%	
2nd 1-year Renewal			10%		5%		5.0%		10.0%	

Please Note: MG Extreme Electronics failed to submit completed required documents; Safety-Kleen, Arguindegui Oil Co., Doggett, did not bid on all items.

Apparent Lowest Responsible and Responsive Bidder: Arnold Oil Co.



BID NAME/NUMBER:

OPEN DATE:

Vendor Name:	Border Engine Rebuilders & Diesel Services	Dark Eagle Enterprise LLC. Db a Action Hydraulic Hoses	Arnold Oil Co.
Street address:	100 International Blvd	301 Del Mar	5422 Ayers
City, State:	Mission, TX 78572	Mission, TX 78572	Corpus Christi, TX 78415
Phone:	(956) 585-4866	(956) 580-9025	3618846621
Fax:			
Contact:	Oscar J. Rios III	Abel Barrera	Daryl Holliday, Jr.
Email:	oscarjrios2003@yahoo.com	ActionHyd@gmail.com	d.holliday@arnoldoilco.com

DESCRIPTION:		UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)									
OILS									
1	5W30	Bulk Gallons	220	\$6.03	\$1,326.60	\$9.90	\$2,178.00	\$7.72	\$1,698.40
2	5W20	55 Gal Drums	4	\$540.65	\$2,162.60	\$632.50	\$2,530.00	\$502.64	\$2,010.56
3	15W40	55 Gal Drums	4	\$705.10	\$2,820.40	\$742.50	\$2,970.00	\$656.90	\$2,627.60
4	Hydraulic 46	Bulk Gallons	265	\$5.45	\$1,444.25	\$10.45	\$2,769.25	\$7.01	\$1,857.65
5	Compressor Oil	Quarts	4	\$2.92	\$11.68	\$18.70	\$74.80	\$9.98	\$39.92
CLEANER									
6	Brake Cleaner	Box of 12 20 oz Cans	10	\$67.20	\$672.00	\$52.80	\$528.00	\$2.79	\$27.90
7	Engine Degreaser	Box of 12 20 oz Cans	10	\$100.08	\$1,000.80	\$57.20	\$572.00	\$4.65	\$46.50
8	Oil Degreaser	40 lb. Bag	6	\$13.49	\$80.94	\$11.00	\$66.00	\$11.93	\$71.58
LUBRICANTS									
9	WD40	Box of 12 20 oz Cans	10	\$225.60	\$2,256.00	\$132.00	\$1,320.00	\$9.14	\$91.40
10	Blaster Rust Remover	Box of 12 20 oz Cans	10	\$148.80	\$1,488.00	\$104.50	\$1,045.00	\$6.73	\$67.30



BID NAME/NUMBER:

OPEN DATE:

Vendor Name:	Border Engine Rebuilders & Diesel Services	Dark Eagle Enterprise LLC. Dba Action Hydraulic Hoses	Arnold Oil Co.
Street address:	100 International Blvd	301 Del Mar	5422 Ayers
City, State:	Mission, TX 78572	Mission, TX 78572	Corpus Christi, TX 78415
Phone:	(956) 585-4866	(956) 580-9025	3618846621
Fax:			
Contact:	Oscar J. Rios III	Abel Barrera	Daryl Holliday, Jr.
Email:	oscarjrios2003@yahoo.com	ActionHyd@gmail.com	d.holliday@arnoldoilco.com

DESCRIPTION:	UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)								
COOLANT								
11 50/50 Valvoline (Universal)	55 Gal Drums	4	\$921.80	\$3,687.20	\$313.50	\$1,254.00	\$385.73	\$1,542.92
12 50/50 Heavy Duty	55 Gal Drums	4	\$760.65	\$3,042.60	\$451.00	\$1,804.00	\$341.00	\$1,364.00
OILS								
AW-68 Hydraulic Oil	55 Gal Drums	5	\$488.40	\$2,442.00	\$649.00	\$3,245.00	\$534.51	\$2,672.55
AW-32 Hydraulic Oil	55 Gal Drums	2	\$506.00	\$1,012.00	\$632.50	\$1,265.00	\$515.14	\$1,030.28
15W40 Engine Oil	55 Gal Drums	2	\$705.10	\$1,410.20	\$731.50	\$1,463.00	\$656.90	\$1,313.80
10W40 Diesel Engine Oil	55 Gal Drums	1	\$571.45	\$571.45	\$632.50	\$632.50	\$672.39	\$672.39
ECL-1 50/50 Coolant	55 Gal Drums	2	\$790.90	\$1,581.80	\$451.00	\$902.00	\$341.00	\$682.00
Transyn Transmission Oil	55 Gal Drums	2	\$1,086.25	\$2,172.50	\$2,035.00	\$4,070.00	\$1,562.14	\$3,124.28
Dextron-Mercon Transmission Oil	55 Gal Drums	1	\$521.95	\$521.95	\$660.00	\$660.00	\$619.14	\$619.14
80W-90 Gear Oil	55 Gal Drums	1	\$694.10	\$694.10	\$995.50	\$995.50	\$770.78	\$770.78
75W140 Gear Oil	55 Gal Drums	1	\$958.65	\$958.65	\$489.50	\$489.50	\$463.76	\$463.76
1 Diesel Exhaust Fluid	330 Gal Tote (Bulk)	2	\$1,062.60	\$2,125.20	\$782.10	\$1,564.20	\$729.30	\$1,458.60
2 Hyguard or JD-20	5 Gal Bucket	2	\$45.45	\$90.90	\$51.70	\$103.40	\$47.68	\$95.36



BID NAME/NUMBER:

OPEN DATE:

Vendor Name:	Border Engine Rebuilders & Diesel Services	Dark Eagle Enterprise LLC. Db a Action Hydraulic Hoses	Arnold Oil Co.
Street address:	100 International Blvd	301 Del Mar	5422 Ayers
City, State:	Mission, TX 78572	Mission, TX 78572	Corpus Christi, TX 78415
Phone:	(956) 585-4866	(956) 580-9025	3618846621
Fax:			
Contact:	Oscar J. Rios III	Abel Barrera	Daryl Holliday, Jr.
Email:	oscarjrios2003@yahoo.com	ActionHyd@gmail.com	d.holliday@arnoldoilco.com

DESCRIPTION:	UOM	QTY	Unit Price	Total Ext.	Unit Price	Total Ext.	Unit Price	Total Ext.
BASE TERM (ONE YEAR)								
TOTAL BID				\$33,573.82		\$32,501.15		\$24,348.67
ADDENDUMS			None		None		None	
Hours/Days to pick up product after receipt of purchase order			15 Working Days		2 days		1 day	
Hours/Days to deliver product after receipt of purchase order			15 Working Days		3 days		1 day	
1st 1-year Renewal			5.0%		10.0%		5.0%	
2nd 1-year Renewal			7.0%		15.0%		5.0%	

Apparent Lowest Responsible and Responsive Bidder:

BID NAME/NUMBER: 26-002-10-07 / Purchase of Oils and Lubricants

OPEN DATE: October 07, 2025 2:00 PM CST



Vendor Name:	MG Extreme Electronics & Accessories	Safety-Kleen Systems, Inc.	Arguindegui Oil Co. II, Ltd.	Doggett
Street address:	709 N. Ware Rd.	42 Longwater Drive	105 Penzoil Loop	902 E. Interstate 2
City, State:	McAllen, TX 78501	Norwell, MA 02061	Edinburg, TX 78542	San Juan, TX 78559
Phone:	(956) 682-4003	7814273060	(956) 722-5251	9562274950
Fax:		7815859797		
Contact:	Manuel Garza	Shaynn Mahan	Beto Lopez	Harvey Ince
Email:	xtremetmx@gmail.com	bps.government@safety-	beto.lopez@argpetro.com	Harvey.Ince@Doggett.co

DESCRIPTION of FORMS:						
	Solicitation Signed		<i>Not Signed</i>	Yes	Yes	Yes
	Terms & Conditions Included		Yes	Yes	Yes	Yes
	Non-Collusive Bidding Certification		Yes	Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes	Yes
	Addenda(s)		None	None	None	None
	Gen. Business Questionnaire		Yes	Yes	Yes	Yes
	References		Yes	Yes	Yes	<i>Not Completed</i>
	CIQ					

BID NAME/NUMBER:

OPEN DATE:



Vendor Name:	Border Engine Rebuilders & Diesel Services	Dark Eagle Enterprise LLC. Dba Action Hydraulic Hoses	Arnold Oil Co.
Street address:	100 International Blvd	301 Del Mar	5422 Ayers
City, State:	Mission, TX 78572	Mission, TX 78572	Corpus Christi, TX 78415
Phone:	(956) 585-4866	(956) 580-9025	(361) 884-6621
Fax:			
Contact:	Oscar J. Rios III	Abel Barrera	Daryl Holliday, Jr.
Email:	oscarjrios2003@yahoo.co	ActionHyd@gmail.com	d.holliday@arnoldoilco.com

DESCRIPTION of FORMS:					
	Solicitation Signed		Yes	Yes	Yes
	Terms & Conditions Included		Yes	Yes	Yes
	Non-Collusive Bidding Certification		Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes
	Addenda(s)		None	None	None
	Gen. Business Questionare		Yes	Yes	Yes
	References		Yes	<i>Not Completed</i>	Yes
	CIQ				



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Authorization to accept grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation in the amount of \$2,500 with no match requirement - Elizalde

NATURE OF REQUEST:

The City is requesting authorization to accept a grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation. The grant funds will be used to support city department community initiatives through the Mission Fire Department and Health Department. The grant will allow the acquisition of supplies and equipment needed for community events initiatives. The total grant request is \$2,500 with no match requirement. A corresponding budget amendment will be introduced at midyear.

BUGETED: No **FUND:** Designated Purpose **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$2,500 **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Spark Good Local Grant to Facility #395 Status Update - Application ID 92051914

From Spark Good Grants Team <no-reply-sparkgoodgrants@es.relay.walmart.com>

Date Mon 7/28/2025 4:40 PM

To grants <grants@missiontexas.us>

Spark Good Local Grant to Facility #395 Status Update – Application ID 92051914

Dear Michael,

Congratulations! Your Spark Good Local Grant request to Facility #395 has been approved, and you will be receiving a \$1000 grant.

The grant funds will be sent via electronic payment to the bank account set up with JPM. Please save the payment ID #112743632097239 for future use.

We encourage you to share the positive impact this grant will have on our community. Before moving forward, please review the [Local Grant Recognition Toolkit](#). This provides brand and recognition guidelines agreed upon when applying for the grant as well as helpful tips for acknowledging Walmart or Sam's Club for this grant.

Visit Walmart.com/nonprofits to discover additional ways Spark Good may be able to support your organization.

Once again, congratulations on your grant, and thank you for your valuable contributions to the community.

Sincerely,
The Spark Good Team



Spark Good Local Grant to Facility #6850 Status Update - Application ID 92118424

From Spark Good Grants Team <no-reply-sparkgoodgrants@es.relay.walmart.com>

Date Fri 8/29/2025 1:36 PM

To grants <grants@missiontexas.us>

Spark Good Local Grant to Facility #6850 Status Update – Application ID 92118424

Dear Michael,

Congratulations! Your Spark Good Local Grant request to Facility #6850 has been approved, and you will be receiving a \$1500 grant.

The grant funds will be sent via electronic payment to the bank account set up with JPM. Please save the payment ID #115497363988158 for future use.

We encourage you to share the positive impact this grant will have on our community. Before moving forward, please review the [Local Grant Recognition Toolkit](#). This provides brand and recognition guidelines agreed upon when applying for the grant as well as helpful tips for acknowledging Walmart or Sam's Club for this grant.

Visit Walmart.com/nonprofits to discover additional ways Spark Good may be able to support your organization.

Once again, congratulations on your grant, and thank you for your valuable contributions to the community.

Sincerely,
The Spark Good Team



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Aida Lerma, Mission Event Center Director
AGENDA ITEM: Approval of Resolution # _____ authorization to declare five hundred fourteen (514) chairs as surplus property from the Mission Event Center – A. Lerma

NATURE OF REQUEST:

Staff respectfully requests authorization from the City Council to declare five hundred fourteen (514) chairs currently located at the Mission Event Center (MEC) as surplus property.

The chairs identified for surplus have reached the end of their useful life due to extensive wear and tear incurred through normal, high-volume usage during events over the past seven (7) years. A recent inventory assessment determined that these chairs exhibit significant damage and no longer meet the needs of the Event Center's quality standards for client satisfaction and professional presentation.

BUGETED: _____ **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION NO. ____

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

WHEREAS, the City of Mission, as a home-rule municipality, may “lease, grant, or convey” personal property in accordance with the Texas Constitution and state law; and

WHEREAS, included among the management responsibilities of public property is the authority and duty to declare property determined to be of no further use to the City to be surplus; and,

WHEREAS, surplus property is personal property that is not needed or required for an entity’s foreseeable needs but still has some usefulness for the purpose it was originally intended; and

WHEREAS, the City is authorized to dispose of personal property that is found to be surplus in any manner that does not violate the Constitution; and

WHEREAS, the City has determined that the disposition of property seen in Exhibit A of this resolution would be beneficial to the City and serve a public purpose.

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

Section 1. The City Council of the City of Mission, Texas hereby declares the property listed in the attached **Exhibit A** as surplus, authorizes the listing and sale of such property via online auction and/or disposed of as surplus, donate to non-profit organizations or the City’s Sister City program if the property is determined to have no resale value, and authorizes the City Manager and their staff to execute all necessary documents to complete the transfer of said property in accordance with the forgoing legislative findings.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

Banquet Chairs at the Mission Event Center extensively damaged





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Noemi Munguia, Human Resource Director
AGENDA ITEM: Approval of Ordinance # _____ amending Ordinance #5714 adopting three (3) additional personnel to the Classified Position of Firefighter for the Mission Fire Department – Munguia

NATURE OF REQUEST:

On September 9, 2025, the Mission Fire Department requested and established 57 positions for the Classified position of Firefighter by the Adoption of Ordinance #5714 for FY 2025-26. The Department is requesting three (3) additional positions for the Firefighter position. These positions will be beneficial to the department and will assist in reducing overtime.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____**AN ORDINANCE AMENDING ORDINANCE #5714 ADOPTING THREE (3) ADDITIONAL PERSONNEL TO THE CLASSIFIED POSITION OF FIREFIGHTER FOR THE MISSION FIRE DEPARTMENT**

Whereas, the City Council in Ordinance 2963 established the civil service policies for the City of Mission and in this ordinance establishes the classifications in the Fire Department for each FY. The Mission Fire Department had requested and established 57 positions for the Classified Position of Firefighters by the adoption of Ordinance #5714 for the FY 2025-26. On October 28, 2025, City Council approved funding for the Mission Fire Department that allows the hiring of three (3) additional firefighters.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TX. THAT,

SECTION 1: The classified positions for Firefighters will increase to 60 with the addition of three (3) new positions for the Mission Fire Department and shall be set out in the attached exhibit and incorporated herein.

SECTION 2: This ordinance shall be effective on October 28, 2025, and shall be subject to amendment or repeal in accordance with the fiscal year for the City of Mission which shall expire on September 30, 2026.

SECTION 3: The City Secretary of the City of Mission is hereby authorized and directed to publish such ordinance in a newspaper having circulation in Mission, Texas in Hidalgo County.

SECTION 4: If any part or parts of this ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this ordinance is considered severable.

CONSIDERED, PASSED, AND APPROVED this 28th day of October, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

CIVIL SERVICE CLASSIFICATION FY 25-26

MISSION FIRE DEPARTMENT

	25-26	25-26 amendment
Deputy Chief	5	5
CPT	7	7
LT	22	22
ENGINEER	18	18
FIREFIGHTER	57 +3	60
 Total	 109 +3	 112
 FIRE CHIEF	 1	 1
 Total	 110	 113



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Aida Lerma, Mission Event Center Director

AGENDA ITEM: Authorization to approve 100% Fee Waiver Application for South Texas Music & Cultural Arts Foundation – A. Lerma

NATURE OF REQUEST:

South Texas Music & Cultural Arts Foundation will collaborate with the Texas Conjunto Showdown to produce an event at the Mission Event Center on March 12 & 13, 2026. The Fee Waiver Application is to request the use of the Mission Event Center at no cost for this music and cultural celebration. This event is for students from the entire Rio Grande Valley and will provide instruction through workshops and competitions. Saturday will be dedicated to community performances, vendors, food trucks and activities for all to enjoy. The Texas Conjunto Showdown will promote local culture, music and create opportunities for students to grow their talents.

South Texas Music & Cultural Arts Foundation will raise the funds required for the production and educational costs of this event. Any positive revenue will be used for scholarships, student instruments and future educational/non-profit events. The MEC rental fee requesting to be waived is a total of \$12,950.00.

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 *AL*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION, TEXAS

100% Fee Waiver Application Form

Please Note: All applications must be submitted at least six (6) months in advance of the event or requested service date to allow for proper review. Submission of this form does not guarantee approval. Only one (1) request per organization can be submitted annually to request the 100% Fee Waiver.

SECTION 1: ORGANIZATION INFORMATION

Legal Name of Organization: South Texas Music and Cultural Arts Foundation_____

Is your organization a non-profit? (Please check one)

☒ Yes

☐ No

If yes, please provide your 501(c)(3) tax ID number and attach proof of your non-profit status. **(REQUIRED) ATTACHED**

Primary Contact Person: __Dr. Dahlia Guerra_____

Title: __Founder & CEO_____

Mailing Address: __1111 W. Nolana Ave., Suite D, _____

City, State, ZIP Code: __McAllen, Texas 78504_____

Phone Number: _____(956) 578-3838_____

Email Address: _____dahlia.guerra777@gmail.com_____

Website (if applicable): __southtexasmusic.org_____

SECTION 2: EVENT/PROJECT INFORMATION

Name of Event/Project: __Texas Conjunto Showdown_____

Date(s) of Event/Project: __March 12 & 13, 2026_____

Time(s) of Event/Project (Start & End): March 12 - 1-9pm; March 13 8AM -11PM_____

Purpose/Description of Event: (Please provide a clear and concise summary)

This event is to create an atmosphere where students will be able to learn and perform.
This will be a showcase of local talent from various school districts.

Expected Number of Attendees/Participants: March 12th: 300 Daytime / 500 evening
March 13; 2,000

Will this event be open to the public?

☒ Yes ☐ No

Will there be an admission fee or charge for participation?

☒ Yes ☐ No

SECTION 3: CITY SERVICES REQUESTED

Please check all that apply and provide specific details:

Facilities:

Which facility is being requested: ☒ Event Center ☐ Historical Museum ☐ Golf Course

☐ Library ☐ Boys & Girls Club Gymnasium(s) ☐ Other _____

Specific request is for use of room/area, tournament/permit fee? Full Complex is needed
for the workshops and performances

☐ Parks & Trails:

Which park/trail is being requested?

Specific area within the park? _____

Equipment:

List all requested equipment being requested (e.g., tables, chairs, sound system, etc.):

Venue, tables, chairs, stage, house sound, LED lighting, _____

Staffing:

Please describe the type of staffing needed (e.g., event security, special services):

_Security- Police officers

Estimated Total Cost of Services (if known): \$ _\$12,950

SECTION 4: JUSTIFICATION FOR WAIVER/DISCOUNT

Please provide detailed justification for your request. Explain the community benefit of your event and why your organization requires a fee waiver or discount. (You may attach a separate sheet if needed.) **ATTACHMENT – LETTER & EVENT PROPOSAL**

SECTION 5: INSURANCE & INDEMNIFICATION

The City of Mission will require that organization/applicant purchase general liability coverage for the event, naming the City of Mission as an additional insured. The organization/applicant assumes liability including cost of defense and attorney's fees for all bodily injury, personal injury, property damage or theft that may occur on the premises/equipment as a result of organization's/applicant's activities.

Organization/applicant agrees to hold the City of Mission harmless and further agrees to indemnify for any and all injuries or damages to the premises/equipment arising from organization's/applicant's use or occupation of the premises or from any act or negligence of organization/applicant, its agents, contractors, employees, licenses, or invitees in or about the premises.

Organization/applicant will indemnify and hold the City of Mission harmless from all costs arising out of any and all claims, suits, causes of action, and liability resulting from any damage and/or injury resulting from the presentation of any copyrighted work or material or violation of any other proprietary rights, any of which arise in conjunction with or are occasioned by organization's/applicant's use of the premises/equipment.

If the organization/applicant serves, sells, arranges or provides for the serving or sale of food or alcohol, then organization/applicant, representing all the event guests and participants, accepts full liability and holds the City of Mission harmless from and all liabilities, including but not limited to litigation brought due to the sale or donation, as well as damages arising from consumption, of such food or alcohol.

Insurance requirements are as follows, with limits of at least:

1. \$1,000,000 coverage against the claims of any and all persons for personal or bodily injury (including wrongful death) arising out of the work and services to be performed hereunder by organization's/applicant's third-party vendors, its officers,

agents, employees, subcontractors, licensees or invitees, whether or not caused in whole or in part by the alleged negligence of the officers, servants, employees of the City.

TEXAS LAW TO APPLY

This agreement shall be construed under and in accordance with the laws of the State of Texas. All obligations and disputes related to this Agreement are subject to the jurisdiction of Hidalgo County, Texas, and any litigation shall be exclusively heard in Hidalgo County, Texas.

SECTION 6: AGREEMENT & AUTHORIZED AGENT SIGNATURE

The signer of this 100% Fee Waiver Application for the Organization/applicant hereby represents and warrants that he/she has full authority to execute this 100% Fee Waiver Application on behalf of the organization/applicant.

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that any false information may result in the denial of this application and may impact future requests. I also agree to comply with all City of Mission rules, regulations, and policies related to the use of City services.

AUTHORIZED AGENT

The signer of this 100% Fee Waiver Application for the Organization/applicant hereby represents and warrants that he/she has full authority to execute this 100% Fee Waiver Application on behalf of organization/applicant.

Organization/Applicant: __South Texas Music and Cultural Arts Foundation__

__Dahlia Guerra__

Printed Name of Authorized Agent

__Dguerra__

Signature of Authorized Agent

__10-1-2025__

Date

Please submit the completed form and all supporting documentation to:

City Manager's Office
1201 E. 8th St., Mission, Texas 78572

For more information, please call (956) 580-8662.

FOR CITY OF MISSION USE ONLY

Date Received: Resubmitted 10/1/25 via email

Received By: Aide Lume

Decision:

Presented before Mission City Council on _____

☐ Approved

☐ Denied

☐ Other details or special considerations/NOTES (Please explain):



**SOUTH TEXAS
MUSIC & CULTURAL ARTS
FOUNDATION**

To Whom It May Concern,

My name is Dr. Dahlia Guerra and I am the founder and CEO of the South Texas Music & Cultural Arts Foundation. We are a non-profit 501(c)(3) organization specific to promoting and celebrating music and culture. Our mission is to preserve, promote, and celebrate the cultural heritage of South Texas and the Rio Grande Valley and to create opportunities to empower local artists, musicians, authors, and performers through research, study, exhibition, and performance.

We are happy to collaborate with the Texas Conjunto Showdown to continue to provide opportunities that will showcase the beauty of our culture and our music within our community. Through our collaboration with the Texas Conjunto Showdown, we will not only promote our culture and music but will also provide performance and learning opportunities for the students at our schools. At the South Texas Music & Cultural Arts Foundation, our goal is to enhance the lives of individuals in South Texas through initiatives that celebrate cultural richness. Supporting the Texas Conjunto Showdown will help us meet those goals.

The goal at the South Texas Music and Cultural Arts Foundation is to raise the funds to pay for all required production and educational costs. Any additional funds will be used for scholarships, student instruments, resources and for future educational/non-profit events.

To learn more about our foundation you can visit our website at: southtexasmusic.org

We are excited and looking forward to the Texas Conjunto Showdown and the wonderful opportunities it will bring our RGV conjunto students and the entire community.

Respectfully,

Dguerra

Dr. Dahlia Guerra
Founder & CEO
South Texas Music & Cultural Arts Foundation



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
 P.O. Box 2508
 Cincinnati, OH 45201

SOUTH TEXAS MUSIC AND CULTURAL ARTS
FOUNDATION
 1111 W NOLANA AVE STE D
 MCALLEN, TX 78504-3747

Date:
 07/25/2024
Employer ID number:
 99-3111567
Person to contact:
 Name: Customer Service
 ID number: 31954
 Telephone: 877-829-5500
Accounting period ending:
 December 31
Public charity status:
 170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
 Yes
Effective date of exemption:
 April 08, 2022
Contribution deductibility:
 Yes
Addendum applies:
 No
DLN:
 26053604003384

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
 Director, Exempt Organizations
 Rulings and Agreements

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Item 25.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

South Texas Music and Cultural Arts Foundation

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☒ Other (see instructions)

Nonprofit Corporation

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

913 S 5th Ave

6 City, state, and ZIP code

Edinburg, Texas 78539

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

99-3111567

or

Employer identification number

99-3111567

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person

Date 6/17/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



To Whom It May Concern,

My name is Mirelle Castañeda, and I founded the Texas Conjunto Showdown. I have been music educator for 20 years and during that time I have worked tirelessly to ensure that students are afforded every opportunity to learn and grow, not only as musicians, but as individuals and members of society. I strive to teach students the value of hard work, team work, commitment, time management, respect and many other qualities that will ensure that they are successful in anything they set their minds to.

My passion for music education extends past the classroom so I created the Texas Conjunto Showdown to provide more opportunities for conjunto students in our schools and community to showcase their talents. Unfortunately, there are very limited opportunity for our conjunto students throughout Texas.

Conjunto programs are growing all over our RGV schools. The "TCS" is the first of it's kind that will provide instruction in addition to the performance component. The goal is to provide workshops for students that will help increase their knowledge and love for this beautiful music. We also want to include vendors to provide resources for school programs, a competition with evaluations from judges, and a community event to promote music education with live music, vendors, and food trucks that includes a concert to bring the beauty and brilliance of this music to the community. Any positive revenue will be invested back for educational resources, scholarships and for future music education events.

What makes this event different from others? The easiest answer is the educational component. There are only a couple of other conjunto competitions as it is and those competitions focus on trophies. This event, although it will have a competition aspect, TCS will focus on the educational component first. The main goal to promote musical growth for both students and their directors. In other competitions, evaluations and scoring are not clear or are not even provided. I have created specific evaluation forms that aim to assist in really providing constructive feedback. Feedback from directors has been extremely positive and we are already having schools reaching out wanting to register for this event.

In my team is also Adrian Zambrano who is serving as my assistant producer. Adrian brings over 20 years of experience as a conjunto/norteño performer and educator. He performs professionally with his band "Alianza" and is also one of the directors for the award-winning Palmview HS Conjunto La Tradicion. His connections in the conjunto world span artists like Ramon Ayala, Intocable, Signo, Grupo Frontera along so many other artists, recording studios and entertainment industry members. His knowledge and connections will help bring awareness and support for this event making it a hugely successful event for our community.

We are wanting to hold the two day event at the Mission Event Center on March 12-13, 2026. We are trying to not charge schools anything or keep costs as minimal as possible to encourage participation which is where we need help. *We are requesting that the use of the facilities be donated for the use of the event.* Our first annual event was held June 2025 at the McAllen Convention Center and was hugely successful. This coming event will be the first of this kind as we are now incorporating the workshop component and we would love to host it in Mission, TX because Adrian and I are both residents of this beautiful city. I will emphasize that this type of event for conjunto does not exist anywhere else.

We would also use this event to bring more traffic to the area for our businesses. We want to include local businesses in our event and the event competition and concert would be open for the public. We will incorporate the City of Mission and the Mission Event Center in all of our publicity as well.

Beside being a music educator, I have also been an event planner for many years in the education and entertainment sector. I have planned state-wide events for music education as well as smaller local events. Just this past summer I planned a four-day mariachi conference and the McAllen Convention Center where we used all of their facilities including Oval Park and the PAC. This event brought schools and participants from all over the country with over 600 students involved. The events that were open to the community saw estimated total attendance of over 3000 people (not including conference participants). This was a hugely successful event for the City of Mcallen. However, for the Texas Conjunto Showdown, I would love to bring this to Mission, TX!

This event is brand new and I am in the process of getting things ready to file for non-profit status. In the meantime, we are working as a not-for-profit organization. Our funding comes from financial and in-kind sponsors. However, most of our sponsors donate things like instruments and meals for the students. Any current funding we have is going to be used for things like production costs of staging/lighting, music binders, instructional fees for workshops instructors etc.

Our budget for a venue is only \$2500. I'm not sure if you can do anything with this. I'm hoping that you are able to see the value in what we are trying to do for our students.

Please review some of the attached preliminary planning documents so that you can get a better idea of what the event is. I would also love to meet in person to discuss this further.

Feel free to contact me with any questions. Please note that time is of the essence with this. For schools, the directors need months in advance to plan for travel. We need to get everything underway in the next few weeks. Thank you so much for your consideration and I thank you in advance for your support!

Sincerely,

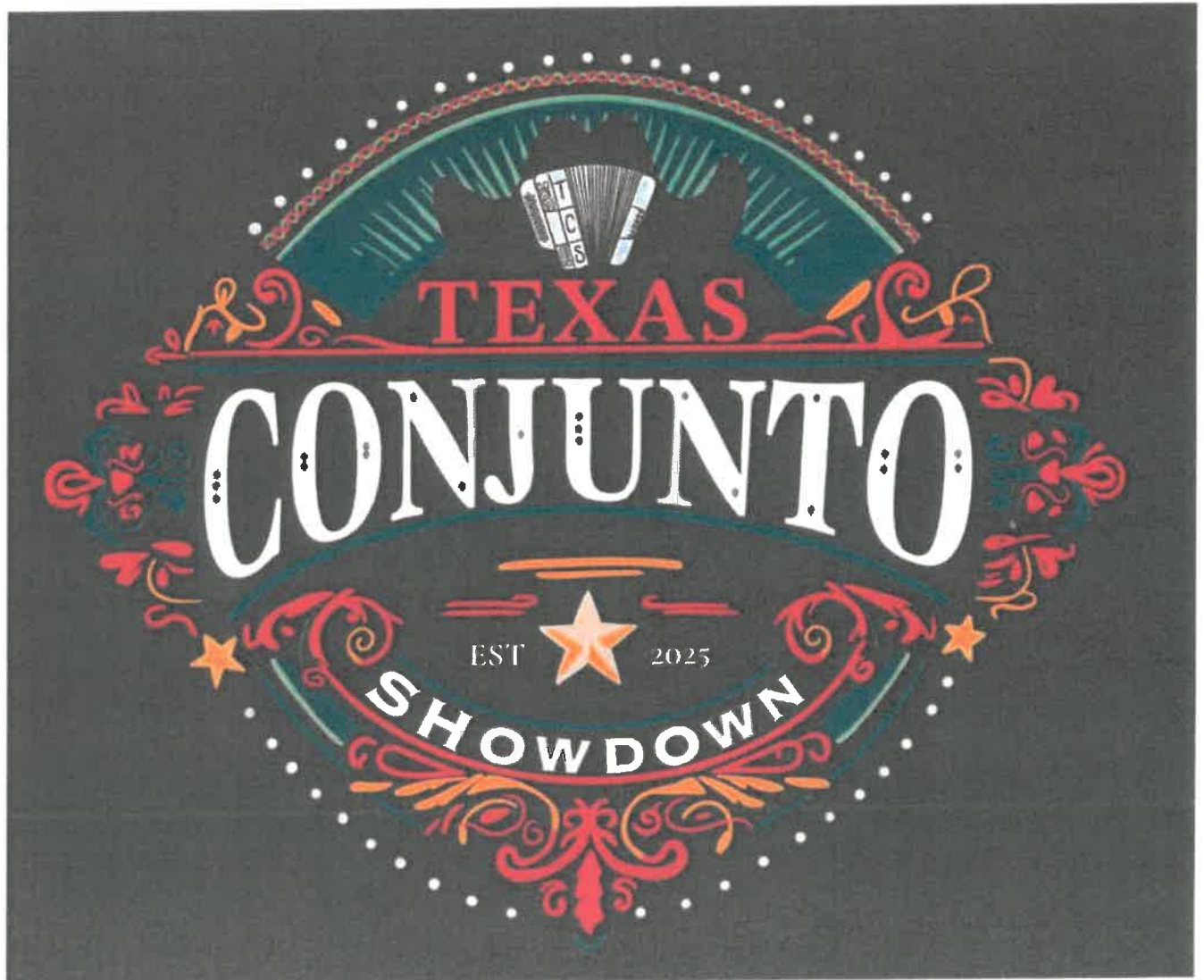


Mirelle Y. Castañeda
Founder/Producer

EVENT PROPOSAL

Texas Conjunto Showdown

MARCH 2026





Contents

03	ABOUT US
04.	PROJECT OVERVIEW
05.	ROI PREDICTIONS
06.	EVENT SCHEDULE
07.	ESTIMATED ATTENDANCE

About Us

Mirelle Castañeda is the founder of "Texas Conjunto Showdown". In 2025, the first event was held during her mariachi event, RGV International Mariachi Conference. It was during this trial event that the Texas Conjunto Showdown was established. Mirelle brings extensive event production experience, but wanted to bring on an expert in the field of conjunto programs and music of the genre. It was during this time that she met with Adrian Zambrano and brought him on as assistant producer for the event. Through Adrian's extensive experience with conjunto programs and regional music, he was able to provide meaningful assistance in the production of this event. It was through the combination of Mirelle and Adrian's strengths experience in production, music and conjunto programs that the event was a success in its very first year.

Texas Conjunto Showdown will serve as a first of its kind event. There are no other conjunto events that offer workshops and classes to students. The vision of TCS is to create workshops and competitions with meaningful instruction and adjudicator feedback that will help ensure that conjunto programs continue to flourish and grow. The 5 year goal is to expand beyond the RGV and become the first ever state-wide competition in Texas.

Organization and Management



Mirelle Castañeda
Founder & Producer

- Certified Music Educator 2008-Present
- Bachelors in Music Education
- Masters in Educational Leadership
- Professional violinist and vocalist
- Event Producer (Owner of MireYa Productions)

Email: mirevari2025@gmail.com



Adrian Zambrano
Assistant Producer

- Founder & Musical Director of Grupo Alianza
- Director-Palmview HS Conjunto Program
- Professional Accordionist & Vocalist
- Recording Artist

Email: azambr15@gmail.com



PROJECT OVERVIEW

Texas Conjunto Showdown will bring high quality regional music education to the RGV and to Texas! Students will have the opportunity to participate in the following:

- Master workshops by instrument
- Vocal workshops
- Group Performances

.....and much more!

This conference will help educators continue to provide music education while students nourish their craft. The project's goal is to pour in to current teachers and students so that they may continue to provide music education for future generations.

THIS WILL BE THE FIRST CONJUNTO EVENT TO PROVIDE STUDENT WORKSHOPS!

Student Benefits

School music teachers are not masters in all instruments. However, by bringing in master teachers for each instrument, students will get detailed and high level instruction on every instrument propelling them to reach a high musical level of learning and performance.

Students will attend workshops by instrument and will receive vocal instruction by expert vocal instructors.

Educator Benefits

Teachers will have a chance to observe instruction in the student workshops and will also be able to network and connect with other instructors and with vendors.



ROI Predictions

Brand & Visibility

- Logo placement on banners, websites, newsletters, T-shirts, event materials, and social media.
- Mention in press releases and media coverage.
- Speaking opportunities at events.
- Customized co-branded content or videos.

Social Impact Align

Value to Sponsor: Enhanced reputation for social responsibility (CSR)

- Provide musical instruction for low income (Title I) schools and their students
- Community awareness of musical education and its impact on students and local school programs

Marketing & Lead Generation

Value to Sponsor: Access to a targeted and engaged audience.

- Email lists or lead capture (if compliant).
- Booth/exhibit opportunities at events.
- Cross-promotions or giveaways.
- Campaigns with call-to-action tied to the sponsor

Music binders & resources for workshops

Judges for Competition

Sound and lighting (equipment/engineers)

Production Team Salary

Event Schedule

DAY 1: FRIDAY - WORKSHOPS & COMPETITION DAY 1

Group Check In Starts: 12:00 PM



1:00-4:00 PM

All Groups



Classes For:

- Accordion
- Bajo Sexto
- Bass
- Drums

Elementary and Middle School Competition



Start Time 6:00 PM

DAY 2: SATURDAY - COMPETITION DAY 2 & CONCERT

Group Check In Starts: 8:30 AM



10:00 AM Start Time

High School & Open Competition

End Time & Awards

TBD by schedule after registration is closed

****Working with sponsors to give instruments to winning groups



7:00 PM - Concert - Ticketed Event Open to the Community

Featured:

- Competition Winners
- Headliner Band

Will Include possible sponsorship dinner during show

Possible silent auction to raise funds for schools



Notes:

Lobby will have local vendors set-up selling items
Outdoor areas will have local food trucks

Attendance Projections

LOCATION or EVENT	PROJECTED ATTENDEES	NOTES
Elementary Schools	20 Students	Plus directors and chaperones
Middle School	60 Students	Plus directors and chaperones
High School	100 Students	Plus directors and chaperones
Open	50 Students	Plus directors and chaperones
Community Attendance	1500+	General Public





EVENT ORDER
Texas Conjunto Showdown Item 25.
 Mission Event Center
 200 N. Shary Rd
 Mission, TX 78572
 alerma@missiontexas.us
 P: (956) 580-8786

Primary Contact	Address	Email Address	Telephone
Mirelle Castaneda Texas Conjunto Showdown	7220 W. Interstate 2 - Apt. 20 Mission, Texas 78572	texasconjuntoshowdown@gmail.com	M: (956) 578-3838

Texas Conjunto Showdown					
Date	Time	Location	Setup Style	Function	#
Thu, 03/12/2026	7:00pm-10:00pm	Full Complex-Ballroom, Foyer, Patio	Multiple Set up (see diagram)	Shows	500
Fri, 03/13/2026	7:00pm-10:00pm	Full Complex-Ballroom, Foyer, Patio	Multiple Set up (see diagram)	Shows	500

Service Fees				
Service Details	Menu	Qty	Price	Total
	03/12/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Setup and Service Menu			
Fees	Outside Caterer's and/or Kitchen Usage Fee Lessee shall pay a separate \$375 kitchen usage fee per day, which grants access to the kitchen for preparation, warming, and chilling food and beverages, as well as the option to bring in outside food, snacks, and refreshments or use a caterer of their choice. This fee is separate from the overall rental fee.	1	\$375.00	\$375.00

	03/13/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Setup and Service Menu			
Fees	Outside Caterer's and/or Kitchen Usage Fee Lessee shall pay a separate \$375 kitchen usage fee per day, which grants access to the kitchen for preparation, warming, and chilling food and beverages, as well as the option to bring in outside food, snacks, and refreshments or use a caterer of their choice. This fee is separate from the overall rental fee.	1	\$375.00	\$375.00

Room Rental				
Service Details	Menu	Qty	Price	Total
	03/12/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Room Rental			
Corporate	Full Complex-Ballroom, Foyer, Patio	1	\$8,000.00	\$8,000.00
	03/13/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Multiple Day Rental Fee			
Corporate	The Grand Orchard	1	\$3,000.00	\$3,000.00

Labor				
Service Details	Menu	Qty	Price	Item 25.
	03/12/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Setup and Service Menu			
Staffing	Cash Bar NO OUTSIDE ALCOHOL PERMITTED. A cash bar may be provided with a minimum consumption of \$500 and bar service must be a minimum of 3 hours. Mission Police (4 officers) Security service fees are NOT INCLUDED in this proposal and MUST BE PROVIDED BY OFF-DUTY MISSION POLICE OFFICERS. Mission Event Center staff will coordinate security needed for your event. The rate of each officer is \$50 per hour and must be paid directly to them at the start of the event. Clients will be provided with an invoice at least two weeks in advance. Security is hired from the start of your event until the last guest exits the building and/or parking lot. COMPLETE DETAILS ARE STILL PENDING TO DETERMINE FULL SECURITY NEEDS/LOGISTICS		\$50.00	

Equipment				
Service Details	Menu	Qty	Price	Total
	03/12/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Setup and Service Menu			
Set-up Needs	Banquet Tables Registration Table Chairs Other Furnishings 6ft rectangular tables available if needed Full Stage Section Scresen available if needed Projectors available if needed Wireless Internet Podium House Sound available if needed Video Monitors available if needed	50 500 30 1 7 7 1 1 1 1 3	\$700.00	\$700.00

Internal (No Taxes or Fees)				
Service Details	Menu	Qty	Price	Total
	03/12/2026 / 7:00pm / Full Complex-Ballroom, Foyer, Patio / Shows Setup and Service Menu			
Fees	Refundable Damage Deposit	1	\$500.00	\$500.00

CHARGES			Item 25.
	Charges	Total	
Service Fees	\$750.00	\$750.00	
Room Rental	\$11,000.00	\$11,000.00	
Equipment	\$700.00	\$700.00	
Internal (No Taxes or Fees)	\$500.00	\$500.00	
Totals	\$12,950.00	\$12,950.00	
Payments Received		\$0.00	
Balance Due		\$12,950.00	

CUSTOMER ACCEPTANCE: The undersigned accepts the responsibility for the services and prices listed in this agreement:

Client Signature: _____ **Date:** _____

Please note 50% of the rental fee is due upon confirming your event and account balance must be paid 02/10/2026.

Please make check payable to: City of Mission

Mail to: City of Mission

Attn: Mission Event Center

1201 E. 8th St.

Mission, Texas 78572



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Michael Silva – Fire Chief

AGENDA ITEM: Authorization to purchase uniforms for new and current personnel from NAFECO, Inc. via Buy Board Contract #773-25 for FY 2025 – 2026 for a total cost of \$60,000.65 - Silva

NATURE OF REQUEST:

The Mission Fire Department is seeking authorization to purchase uniforms for daily operations for current and new personnel from NAFECO, Inc. via Buy Board Contract #773-25 for FY 2025 – 2026.

Annual purchases will exceed the \$25,000 threshold with a total cost of \$60,000.65 requiring City Council Approval.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-431-64270

BUDGET: <u>241,929</u>	EST. COST:	<u>60,000.65</u>	CURRENT BUDGET BALANCE:	<u>241,929</u>
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BID AMOUNT: _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



North America Fire Equip. Inc.
D.B.A - NAFECO
PO Box 2928
Decatur, AL 35602
Phone: 800-628-6233

info@nafeco.com

QUOTE

Item 26.

Quote Number: 1329720

Date: 9/30/25

Quote Expiration: EXPIRES 30 DAYS

To: MIS015

MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			Due to tariffs by our manufacturer there may be		
			additional charges. The charge will be added to		
			shipping and handling with no additional mark-up.		
20	EA	112509-729-XX	First Tactical Performance Polo, SS, Midnight Navy	66.00	1,320.00
			Sizes Available: S - 4XL (Reg)		
			LC: Emb Dept. Logo		
			RC: Emb Name over Rank		
10	EA	112509-729-XX	First Tactical Performance Polo, SS, Midnight Navy	70.50	705.00
			Sizes Available: L- 4XL (Tall)		
			LC: Emb Dept. Logo		
			RC: Emb Name over Rank		
20	EA	115008-019-XX	First Tactical Tactix Shorts Training, Black	33.25	665.00
			Sizes Available: S - 3XL		
			LL: HT Mission FD MC Logo		
20	EA	143009-019-XX	First Tactical HD Webbing Belt, 1.5". Black	54.00	1,080.00
			Sizes Available: S - 4XL		
30	EA	577MNV-XX	Liberty Job Shirt, Navy Cotton/Poly	64.25	1,927.50
			Available Sizes: XS - 6XL		
30	EA	ALTERATION-XX	Alteration Work on Garment	16.75	502.50
			LC: Emb Dept. Logo		
			RC: Namestrip		
20	EA	6511-19-4013-XX	Flexfit Trucker Mesh Cap Dark Navy	11.50	230.00

Thank you for your business !

NOTE: All accounts are subject to sales tax charges unless a valid state tax exempt certificate is on file with NAFECO, or provided at the time of the order.

If you have any questions concerning this quote, please call our number listed above.

Visit Us On The Internet At: www.nafeco.com

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North America Fire Equip. Inc.
D.B.A - NAFECO
PO Box 2928
Decatur, AL 35602
Phone: 800-628-6233

info@nafeco.com

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MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			One Size		
20	EA	ALTERATION-XX	Alteration Work on Cap	6.00	120.00
			Emb Mission FD Logo on Front of Cap		
30	EA	71309-720-XX	5.11 T-Shirt, SS, 100% Cotton 5.9 oz, Navy	21.25	637.50
			Sizes Available: XS - 3XL		
30	EA	ALTERATION-XX	Alteration Work on Garment	20.50	615.00
			LC: HT Mission FD MC Logo		
			Back: Heat Transfer "MISSION" over "FIRE" in Silver		
25	EA	72318-720-XX	5.11 T-Shirt, LS, 100% Cotton 5.9 oz, Navy	25.50	637.50
			Sizes Available: XS - 3XL		
25	EA	ALTERATION-XX	Alteration Work on Garment	20.50	512.50
			LC: HT Mission FD MC Logo		
			Back: Heat Transfer "MISSION" over "FIRE" in Silver		
30	EA	72534-720-XX	5.11 Job Shirt, 2.0 1/4 Zip Fire Navy	63.75	1,912.50
			Sizes Available: XS- 3XL (Reg)		
30	EA	ALTERATION-XX	Alteration Work on Garment	13.00	390.00
			LC: Emb Dept. Logo		
			RC: Emb Name over Rank		
10	EA	72534-720-XX	5.11 Job Shirt, 2.0 1/4 Zip Fire Navy	63.75	637.50
			Sizes Available: M- 5XL (Tall)		
10	EA	ALTERATION-XX	Alteration Work on Garment	13.00	130.00
			LC: Emb Dept. Logo		

Thank you for your business !

NOTE: All accounts are subject to sales tax charges unless a valid state tax exempt certificate is on file with NAFECO, or provided at the time of the order.

If you have any questions concerning this quote, please call our number listed above.

Visit Us On The Internet At: www.nafeco.com

Page: 2

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North America Fire Equip. Inc.
D.B.A - NAFECO
PO Box 2928
Decatur, AL 35602
Phone: 800-628-6233

info@nafeco.com

QUOTE

Item 26.

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MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			RC: Emb Name over Rank		
20	EA	73334ABR-724-XX	5.11 Apex 11" Shorts Dark Navy	76.50	1,530.00
			Sizes Available: 28 - 44		
20	EA	89098-724-XX	5.11 Tactical Fast-Tac Uniform Hat, Dk Navy, One Size	15.30	306.00
			One Size		
20	EA	ALTERATION-XX	Alteration Work on Cap	6.00	120.00
			Emb Mission FD Logo on Front of Cap		
20	EA	89422ABR-724-XX	5.11 Tactical Boonie Hat Dark Navy	34.00	680.00
			Sizes Available: S/M and L/XL		
20	EA	ALTERATION-XX	Alteration Work on Hat	6.00	120.00
			Emb Mission FD Logo on Front of Hat		
20	EA	CS1000-86-XX	FBC Core Stat Mens SS Class A Shirt; Navy	90.27	1,805.40
			Sizes Available: XS - 5XL		
20	EA	ALTERATION-XX	Alteration Work on Garment	33.75	675.00
			LC: Rank Namestrip		
			RC: Namestrip		
			LS: Dept. Patch		
			RS: EMT Patch		
			Collar: Rank Disc Patch		
20	EA	CS1020-86-XX	FBC Core Stat LS Shirt Class A, Navy	101.83	2,036.60
			Sizes Available: 14.5, 15, 15.5, 16, 16.5, 17, 17.5, 18, 18.5, 19, 19.5, 20, 20.5, 21, 21.5, and 22, 22.5		

Thank you for your business !

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If you have any questions concerning this quote, please call our number listed above.

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North America Fire Equip. Inc.
D.B.A - NAFECO
PO Box 2928
Decatur, AL 35602
Phone: 800-628-6233

info@nafeco.com

QUOTE

Item 26.

Quote Number: 1329720

Date: 9/30/25

Quote Expiration: EXPIRES 30 DAYS

To: MIS015

MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			Sleeve Sizes: 32/33, 34/35, and 36/37		
20	EA	ALTERATION-XX	Alteration Work on Garment	33.75	675.00
			LC: Rank Namestrip		
			RC: Namestrip		
			LS: Dept. Patch		
			RS: EMT Patch		
			Collar: Rank Disc Patch		
20	EA	CS17400-XX	FBC Core Stat Navy Pant, 6 Pocket, Poly/Spandex	108.12	2,162.40
			Sizes Available: 30, 32, 34, 36, 38, 40, 42, and 44		
20	EA	ALTERATION-XX	Alteration Work on Garment	8.00	160.00
			Hem Pant To Specified Length		
20	EA	NAMESTRIP-XX	Namestrip to be made	6.50	130.00
15	EA	PE1203	Patch, Collar Disc, Single Bugle, Silver/Red, Pair	2.35	35.25
			MATCH #1002 additional mark-up.		
15	EA	PE1228	Patch, Collar Disc 2 Parallel Bugle; Silver/Red; Pair	2.35	35.25
15	EA	PE1302	Patch, Collar Disc 4 Crossed Bugles METALLIC GOLD/RED	2.35	35.25
			MATCH #1001 additional mark-up.		
14	EA	PE1327	Patch, Collar Disc 5 Crossed Bugles METALLIC GOLD/RED	2.35	32.90
			MATCH #1001 additional mark-up.		
20	EA	90010-61	Samuel Broome Clip-on Tie, Polyester Navy 3" x 18"	6.25	125.00
20	EA	90043-61	Samuel Broome Clip-on Tie, Polyester Navy 3"x20"	6.50	130.00
20	EA	90063-61	Samuel Broome Clip-on Tie, Polyester Navy 3.5" x 22"	6.75	135.00

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To: MIS015

MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
30	EA	48153-019-XX	5.11 Jacket, Valiant Duty, Black	297.50	8,925.00
			Sizes Available: XS- 4XL (Reg)		
30	EA	ALTERATION-XX	Alteration Work on Garment	45.50	1,365.00
			Apply HT directly on jacket, not on the flaps.		
			Outer Shell: Left Chest Heat Transfer Dept. MC Logo		
			Outer Shell: Back Heat Transfer (2 Lines)		
			Line 1: MISSION		
			Line 2: FIRE		
			Interior Fleece Soft Shell:		
			Left Sleeve- Dept. Patch		
			Right Sleeve- Texas EMS Patch		
			Left Chest- Embr Dept. Logo		
			Right Chest- Namestrip F. Last. over Rank; Silver		
10	EA	48153TABR-019_132972	5.11 Jacket, Valiant Duty, Black, Size: TALL	297.50	2,975.00
			Sizes Available: L- 4XL (TALL)		
10	EA	ALTERATION-XX	Alteration Work on Garment	45.50	455.00
			Apply HT directly on jacket, not on the flaps.		
			Outer Shell: Left Chest Heat Transfer Dept. MC Logo		
			Outer Shell: Back Heat Transfer (2 Lines)		
			Line 1: MISSION		
			Line 2: FIRE		
			Interior Fleece Soft Shell:		

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To: MIS015

MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			Left Sleeve- Dept. Patch		
			Right Sleeve- Texas EMS Patch		
			Left Chest- Embr Dept. Logo		
			Right Chest- Namestrip F. Last. over Rank; Silver		
20	EA	12420-XX	5.11 Company 3.0 Boot	123.25	2,465.00
			Sizes Available: 4, 5, 6, 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5,		
			11, 11.5, 12, 13, and 14 (Reg)		
			Wide Sizes Available: 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5, 11,		
			11.5, 12, and 13 (Wide)		
20	EA	1720037-007_1329720	5.11 A/T Mid 2.0 Work Boot, Carbon Toe, Black	123.25	2,465.00
			Sizes Available: 4, 5, 6, 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5,		
			11, 11.5, 12, 13, and 14 (Reg)		
			Wide Sizes Available: 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5, 11,		
			11.5, 12, 13, and 14 (Wide)		
18	EA	12391-XX	5.11 ATAC 2.0 8" Side Zip Boot	114.75	2,065.50
			Sizes Available: 4, 5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, 10,		
			10.5, 11, 11.5, 12, 13, 14, & 15		
			Wide Sizes Available: 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5, 11,		
			11.5, 12, and 13 (Wide)		
20	EA	12403-019-XX	5.11 Boot, ATAC 2.0, Ladies 8" Black	114.75	2,295.00
			Sizes Available: 5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, and 10		
20	EA	834-6218-XX	Thorogood Boot "Deuce" Side Zip	118.96	2,379.20

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To: MIS015
MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN
Salesperson: Gabe LaBonte (South TX)
Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
			Sizes Available (Reg. & Wide): 4, 4.5, 5, 5.5, 6, 6.5, 7, 7.		
			8, 8.5, 9, 9.5, 10, 10.5, 11, 11.5, 12, 13, 14, and 15		
			Extra Wide Sizes Available: 8, 8.5, 9, 9.5, 10, 10.5, 11,		
			11.5, 12, and 13		
20	EA	122509-729-XX	First Tactical Ladies Polo, SS Performance, Midnight Navy	66.00	1,320.00
			Sizes Available: XS - 3XL		
			LC: Emb Dept. Logo		
			RC: Emb Name over Rank		
20	EA	125008-019-XX	First Tactical Ladies Tactix Training Shorts, Black	33.25	665.00
			Sizes Available: XS - 2XL		
			LL: HT Mission FD MC Logo		
20	EA	CS1000W-86-XX	FBC Core Stat Womens SS Class A Shirt; Navy	90.27	1,805.40
			Sizes Available: 26 - 54		
20	EA	ALTERATION-XX	Alteration Work on Garment	33.75	675.00
			LC: Rank Namestrip		
			RC: Namestrip		
			LS: Dept. Patch		
			RS: EMT Patch		
			Collar: Rank Disc Patch		
20	EA	CS1020W-86-XX	Core Stat Women's LS Class A Shirt; LAPD Navy	101.83	2,036.60
			Sizes Available: 26- 54 (Reg.)		
			Sizes Available: 26- 54 (Long)		

Thank you for your business !

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North America Fire Equip. Inc.
D.B.A - NAFECO
PO Box 2928
Decatur, AL 35602
Phone: 800-628-6233

info@nafeco.com

QUOTE

Item 26.

Quote Number: 1329720

Date: 9/30/25

Quote Expiration: EXPIRES 30 DAYS

To: MIS015

MISSION FIRE DEPARTMENT
415 WEST TOM LANDRY STREET
MISSION, TX 78572
United States of America

F.O.B. Point: ORIGIN

Salesperson: Gabe LaBonte (South TX)

Quote Prepared By: Josh Underwood

Qty.	U/M	Item No.	Description	Each	Amount
20	EA	ALTERATION-XX	Alteration Work on Garment	33.75	675.00
			LC: Rank Namestrip		
			RC: Namestrip		
			LS: Dept. Patch		
			RS: EMT Patch		
			Collar: Rank Disc Patch		
20	EA	CS17400W-86-XX	FBC Core State Ladies 6 Pocket Pant; Navy	108.12	2,162.40
			Sizes Available: 00 - 28		
20	EA	ALTERATION-XX	Alteration Work on Garment	8.00	160.00
			Hem Pant To Specified Length		
20	EA	63071-724-XX	5.11 Shorts, Ladies TacLite TDU Dark Navy	51.00	1,020.00
			Sizes Available: 2 - 20		
20	EA	1611-XX-G	Dutyman Belt, Black, Plain 1.75", Gold Buckle	28.50	570.00
			Sizes Available: 28 - 52		
20	EA	1611-XX-S	Dutyman Belt, Black, Plain 1.75", Silver Buckle	28.50	570.00
			Sizes Available: 28 - 52		
			Shipping Not Included		
			BuyBoard Contract #773-25		
			Sub-Total:		\$60,000.65
			Quote Total:		\$60,000.65

Thank you for your business !

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Vendor Contract Information Summary

Item 26.

Vendor	North America Fire Equipment Co., Inc. dba NAFECO
Contact	Jacque Flory
Phone	256-353-7100
Phone Extension	144
Email	jacque.flory@nafeco.com
Vendor Website	www.nafeco.com
TIN	63-0725655
Address Line 1	PO Box 2928
Vendor City	Decatur
Vendor Zip	35602
Vendor State	AL
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Prepaid and Add to Invoice
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	All Texas Regions
States	All States
Contract Name	Uniforms and Accessories
Contract No.	773-25
Effective	07/01/2025
Expiration	06/30/2028
Accepts RFQs	Yes

10/8/2025 1:36 PM

MEMORANDUM OF UNDERSTANDING BETWEEN REGION ONE EDUCATION SERVICE CENTER AND THE CITY OF MISSION

This Memorandum of Understanding (“MOU”) is entered into by Region One Education Service Center and the City of Mission for the purpose of achieving the various goals and objectives relating to the GROW RGV, Tree Canopy Project. This agreement will be effective from November 1, 2025, to December 31, 2027.

This Partnership seeks to improve tree care practices and policies with 7 “Crucial Greening Communities” in the RGV. “Crucial Greening Communities” have lower tree canopy coverage and higher heat island temperatures than recommended by the US Forest Service. All trees within a city make up an “Urban Forest.” This partnership seeks to increase the size of Mission’s Urban Forest by planting 700 climate resilient trees in public parks, trails, green spaces, and private residences.

This Partnership acknowledges that it is vital to improve tree care practices that increase the health, growth, canopy, and longevity of Community Trees.

I. Roles and Responsibilities for Region One Education Service Center

1. Provide 700 trees of various species and sizes to Mission & residents.
2. Provide tree care “Best Practices” trainings to Mission Staff and residents. Provide “Native Plant Society of Texas” classes to 6 Staff members to become **Certified** in Native Landscape Maintenance with the goal of increasing employee wages as they increase their knowledge and abilities to provide better tree care for the community.
3. Provide \$10,000 worth of “water-wise irrigation” for proper watering of trees. \$1,000 worth of mulch & \$1,000 worth of organic compost to be applied during planting.
4. Collaborate with UTRGV- Agroecology students to assist with tree data collection, social media and limited tree planting assistance for residents who “adopt a tree.”

II. Roles and Responsibilities for the City of Mission

1. Improve tree care practices within all departments providing any tree planting or tree maintenance. These practices should follow the most current ISA- International Society of Arboriculture guidelines and Appendix A- Standards and Specifications for Purchasing, Planting, and Maintaining young trees.
2. Always apply the “Right tree, right place” decision process when choosing the location for a specific tree species.
3. Use 3” of mulch on all newly planted trees and train ground crews how to reduce grass and weeds from growing into the mulched tree rings.
4. Assure that all newly planted trees are properly watered to maximize growth and root development. Allow the strongest lower limbs to remain on the tree to increase trunk diameter.
5. Help organize “Tree Adoptions” for the residents of Mission to receive tree planting and tree care trainings prior to taking their adopted trees home to plant. Help establish a “Social Media” campaign that encourages residents to upload pictures of their newly planted trees and highlights the city’s actions to increase tree diversity and canopy.
6. Allow 6 City employees to take Class 1 & 3 of the Native Plant Society of Texas, Rio Grande Valley Chapter, to receive a Native Landscape Maintenance Certificate. These city employees will be chosen by their willingness to participate in some form of tree care maintenance or supervision of city tree care practices. The city will compensate these “Tree Care” employees for their new skills and abilities to improve the quality of life for Mission residents by increasing the health and quantity of community trees.
7. Collaborate with Region One ESC to leverage the values of increased tree care and tree plantings throughout the Rio Grande Valley.

III. Term and Termination

This MOU shall be effective through December 31, 2027, unless earlier terminated by either party, and shall automatically terminate unless extended or renewed by written agreement, signed by authorized representatives of both parties.

Either party may terminate this MOU, without cause, upon at least sixty (60) days of prior written notice to the other party, with termination effective upon the expiration of the sixty (60) days or as mutually agreed to by the parties.

V. Notices

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, and shall be deemed received upon the earlier of (a) the date of delivery, if personally delivered, or (b) three (3) business days after the date of posting by the U.S. postal service, if mailed. Either party may change such address for notice for the party designated to receive such notice by giving advance written notice to the other party as provided in this paragraph. All such notices or communications shall be addressed as follows:

For the City of Mission:

Name: Brad Bentsen, MCPTM

Title: Director

Address: 721 North Bryan Road
Mission, Texas 78572

Phone: 956-221-1069

Email: bbentsen@missiontexas.us

For Region One Education Service Center:

Name: Dr. Daniel King

Title: Executive Director

Address: 1900 W Schunior
Edinburg, Texas 785

Phone: 956 984-6005

Email: dking@esc1.net

VI. Governing Law and Venue

This MOU shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict of laws provisions. Any dispute under this Agreement may be brought in the State and Federal courts located in Hidalgo County, Texas, and the parties hereby submit to the exclusive jurisdiction of said courts.

VII. Entire Agreement

This MOU and the attached and incorporated addendum or exhibit(s), if any, contain the entire agreement of the parties relative to the purpose(s) of the MOU and supersede any other representations, agreements, negotiations, or understanding, oral or written, between the parties to this MOU.

VIII. Amendment

This MOU may be amended only by the mutual agreement of the parties, in writing, to be attached to and incorporated in this MOU.

IX. Authorization

By signing below, each party represents that he or she is authorized to execute this MOU and is bound by all terms of the MOU. This MOU may be executed in separate counterparts, each of which when so executed shall be an original, but all of such counterparts shall together constitute but one and the same instrument.

City of Mission

Region One ESC

Signature – Norie Gonzalez Garza

Signature – Dr. Daniel King

Mayor

Executive Director

Title

Title

Date

Date

Attest:

Attest:

Anna Carrillo, City Secretary

Allen Williams, Educational Habitat
Director



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

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

AGENDA ITEM: Consideration and possible action to adopt Resolution # _____ establishing a Native Plants Ad Hoc Committee - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 9, 2025 – Presentation before the City Council.
- October 28, 2025 – Consideration of a resolution establishing a Native Plants Ad Hoc Committee

Summary:

- While doing some research staff came across a program that the City of Lewisville, Texas has in place that could be of interest to the City Council.
- In Lewisville they have the Roots for Wings Program that encourages residential gardening choices that support natural and sustainable landscaping. The purpose of the program is to reduce irrigation and mowing requirements in the community.
- The first step is that interested residential property owners are asked to attend a 4-hour workshop. The second step is to establish the garden. The third step is to apply for the designation and submit photos.
- After the initial application review is approved by the program manager, a site inspection is scheduled. If the site inspection passes, the city provides a yard sign. The program manager then notifies the Code Enforcement Department that the property is exempt from weedy lot notices.
- In Lewisville the property owners must renew their certificate every three (3) years.
- No ordinances were amended to establish the Roots for Wings Program in Lewisville.
- The committee made up of experts in the field would be needed to review the applications.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution.

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION PART 1

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, ESTABLISHING A NATIVE PLANTS COMMITTEE, APPOINTING MEMBERS, ASSIGNING DUTIES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to create a Native Plants Committee to develop guidelines and review properties for native plant designations; and

WHEREAS, the people listed below have demonstrated expertise in the subject and are willing to assist the city with this important work; and

WHEREAS, native plants are important to ecosystems because they are adapted to local conditions, providing essential food and shelter for local wildlife and supporting biodiversity; and

WHEREAS, the seven (7) committee members shall serve and shall forward recommendations to various advisory boards and the City Council as necessary; and

WHEREAS, each member of the committee shall serve without compensation; and

WHEREAS, the Director of Planning is hereby directed to support the Native Plants Committee and attend all meetings.

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

Section 1. The following individuals are appointed to serve in the Native Plants Committee:

1. Elizabeth (Betty) Grace Perez
2. Carlos Garcia Patlan
3. Ernesto Herrera
4. John Brush
5. Mackenzie Feldman
6. Angela Rojas
7. Hector Alejandro Leal

Section 2. The Native Plants Committee shall serve at the pleasure of the City Council and shall serve unless or until replaced by the City Council and shall be subject to rules applicable to other City boards.

Section 3. The recitals set forth above are hereby incorporated as findings of fact and made part of this resolution for all purposes.

RESOLUTION PART 2

CONSIDERED, PASSED, AND APPROVED this 28th day of October, 2025, at a regular meeting of the City Council of the City of Mission, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF MISSION

By: _____

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia Rigney, City Attorney

ELIZABETH (BETTY) GRACE PEREZ RESUME

Elizabeth (Betty) Grace Perez

Mission, Texas 78576

bettygraceperez@gmail.com

Manager and Family Partner of the 2,600-acre Perez Ranch in northwest Hidalgo County which was purchased by my grandparents starting in the 1930's. Primarily a cattle ranch with a dryland farming operation, range land, and native plants nursery. Revegetation on the ranch from 1996 to the present with plants coming from the nursery.

Native Plant Grower for the US Fish and Wildlife Service. Yearly contracts from 1998 to 2022 ranching from 5,000 to 20,000 seedlings a year. All plants grown from seeds mostly picked from the natives growing on the ranch.

Homeowner of 1020 Pamela Drive, Mission, Texas with native landscaping.

Education: Undergraduate work at Gonzaga University, Pan American University. **BA in Natural Sciences from the University of Texas at Austin** with an emphasis in Botany and Native Plants, 1976.

Board Member, former president, director and newsletter editor for the Friends of the Wildlife Corridor, a friends group formed to protect and enhance the **Santa Ana and Lower Rio Grande Valley National Wildlife Refuges**.

Native Plants Project lifetime member and newsletter editor.

Founder of Planta Nativa, a festival of LRGV native plants, at Quinta Mazatlan in Mc

CARLOS GARCIA PATLAN RESUME

Carlos Garcia Patlan

cg618936@gmail.com

Specialized in environmental sciences and related fields with 6+ years of experience. Successful in conducting and leading field operations. Experience in laboratory, field, and office settings. Knowledgeable in remote sensing, GIS, precision agriculture, drone work. urban ecology, wildland firefighting, and related fields.

PROFESSIONAL EXPERIENCE

Texas A&M Forest Service

Edinburg, TX

RGV Regional Community Ecologist - Urban and Community Forestry Program

July 2024-Present

- Experience promoting sustainable urban and community forestry practices that connect people with the benefits of trees.
- Collaborates with cities, schools, and local organizations to advance reforestation, environmental education, and community resilience through data-driven conservation initiatives through grant project leading and management.
- Supports field operations as a certified wildland firefighter and licensed drone pilot, integrating technology and on-the-ground expertise to enhance environmental monitoring and emergency response.

The University of Texas Rio Grande Valley

Edinburg, TX

Graduate Student Project Associate

December 2019–August 2024

- Experience conducting field and lab experiments, such as soil quality and properties, air and water contamination, and research in the fields of environmental science, such as hydrology, geology, ecology, chemistry, etc.
- Data collection and project execution. Remote sensing via Unmanned Aerial Systems and Real Time Kinematics (RTK) and Post Processing Kinematics (PPK).
- Interest in Photogrammetry and Vegetation index algorithms.

USDA Aerial Research Service

College Station, TX

Remote Sensing Intern

July 2023-August 2023

- Training utilizing photogrammetry software such as Pix4Dmapper and QGIS. Data analysis of crop height and volume estimation. Field work related to aerial imagery and GPS data gathering.
- Interest in machine learning and use of AI for weed and plant detection.

NOAA Infish Program

La Jolla, CA

Intern

June 2022-August 2022

- Complex Systems and Diverse Ecosystems course. Statistical analysis of data through R.
- Data analysis of anchovy communities through computer softwares at National Oceanic and Atmospheric Administration labs.

La Maceta Nursery and Ecoscaping LLC.

Edinburg, TX

Volunteer

December 2021-May 2022

- Responsibilities included the maintenance of nursery plants, groundskeeping, identification and organization of plant species, and soil work.

The Home Depot

Mission, TX

Customer Service Desk

September 2021-May 2022

CARLOS GARCIA PATLAN RESUME

- Aiding in order fulfillment; provided primary customer support to internal and external customers in a fast paced environment.

The International Museum of Arts and Science
Science Educator

McAllen, TX
July 2015–May 2019

- Work experience as an Educator at Biozone and Science On a Sphere departments of the International Museum of Arts and Sciences. Promoted education in Biology and Marine Sciences.
- Responsible for routine care of animal ambassadors. Lead groups of students during presentations.

EDUCATION

The University of Texas Rio Grande Valley
Bachelor of Science in Environmental Science
Honors: cum laude (GPA: 3.6/4.0)
Masters of Science in Agricultural, Environmental, and Sustainable Sciences

Edinburg, TX
July 2022
August 2024

ADDITIONAL SKILLS

- Excellent interpersonal and communication skills.
- Proficiency using Microsoft Office.
- Leadership skills.
- Fluent in Spoken and Written Spanish.
- Quick Learner.
- Public Speaker.
- Drone Pilot
- Wildland Firefighter Type 1 Traynee
- Hazwoper 40 Certified.
- Knowledge in GIS software, R, Photogrammetry, Pix4D, Agisoft Metashape, and other softwares.

ERNESTO HERRERA RESUME**ERNESTO HERRERA**

Mission, TX 78572 | ernest6h@gmail.com

Education***M.S. in Biology***

The University of Texas – Rio Grande Valley

GPA: 3.6

Relevant Coursework: Restoration Ecology, Global Change Ecology, Marine Plant Science, Plant-Animal Interactions, Subtropical Ornithology, Plant Pathology, Urban Sustainability, Ecosystem Management, Integrated Pest Management, Agricultural Ecology

B.S. in Biology and Psychology

The University of Texas – Pan American

GPA: 3.13

Relevant Coursework: Plant Morphology, Herpetology, Animal Behavior, Invertebrate Zoology

Skills Summary

Plant Identification: 8 years experience

Bird Identification: 7 years experience

Reptile and Amphibian Identification: 10 years experience

Restoration Experience: 7 years experience

Environmental Policy: 5 years experience

Geographic Information Systems (GIS): 5 years experience

Horticulture and Plant Nursery: 5 years Experience

Experience conducting field surveys for Waters of the US, threatened and endangered species, and plant communities

Experience with GPS, ArcGIS, ESRI apps, and Microsoft Office

Bilingual: English and Spanish

ERNESTO HERRERA RESUME

Work Experience

Texas Department of Transportation

Environmental Project Planner II - Biologist | July 2024 - Present

Served as biology subject matter expert for environmental project planners around state

Maintained up-to-date on species listings under the ESA

Created guidance for TxDOT staff and consultants regarding federally-listed species

Created and maintained GIS geodatabase for TxDOT biological surveys

Consulted with USFWS and TPWD officials on transportation projects impacting protected species

Raba Kistner Consultants Inc.

Environmental Specialist II | May 2023 – July 2024

Served as an on-call extension of environmental division for 1 private client

Consulted with clients regarding environmental policy and regulations under NEPA, with a strong focus on Threatened and Endangered species

Surveyed and prepared reports for 15 Waters of the US projects, 18 protected species projects, 2 Community Impact Assessments, and 3 Hazardous Material projects

Surveyed and monitored for threatened and endangered species protected by the ESA including, but not limited to: Aplomado Falcon, Piping Plover, Red Knot, Snowy Plover, Wilson's Plover, ocelot, jaguarundi, Texas tortoise, reticulate collared lizard, sea turtles, Zapata bladderpod, star cactus, prostrate milkweed, ashy dogweed, and Texas Ayenia

Monitored for nesting birds protects by the MBTA for 3 projects during two nesting seasons

Used drones to survey and map areas of interest for 5 projects

Prepared spatial data and maps for team using GIS for 13 projects

Served as project manager for 10 projects

Prepared for and hosted 2 public meetings

Consulted with local, county, state, federal and private clients working on projects for industries such as transportation, space exploration, national defense, municipal waste, and public utilities

Consulted and coordinated with agencies including, but not limited to: USFWS, TPWD, USACE, FAA, TxDOT, TCEQ, and TWDB

Worked with existing datasets from agencies including, but not limited to: USFWS, TPWD, USDA, USGS, and NOAA

Collected field data using a variety of apps and devices including, but not limited to, Field Maps, Google Earth, Google Maps, ArcGIS, Trimble GEO7X, DroneDeploy

ERNESTO HERRERA RESUME

LandHawk Consulting

Wildlife Biologist/GIS Manager | November 2017 – December 2022

Surveyed and monitored for threatened and endangered species protected by the ESA including, but not limited to: Aplomado falcon, piping plover, ocelot, Texas tortoise, reticulate collared lizard, sea turtles, Zapata bladderpod, star cactus, and prostrate milkweed

Survey and monitored for nesting birds protected under the Migratory Bird Treaty Act

Delineated Waters of the USA, habitat types, and plant communities

Submitted weekly reports and maps to contractors and affiliated agencies

Maintained good relations with stakeholders, clients, and contractors

Managed data and created maps for 53 projects using data sourced from government websites and ESRI

Monitored 17 construction projects for compliance with USFWS, TPWD, IBWC, USACE, CBP, EPA, and other federal and state agencies

Monitored 17 construction projects for reptiles, amphibians, endangered species, and nesting birds

Monitored projects for 2 wind farms, 7 border fence segments, 2 toll roads, 5 highways, and 1 natural gas pipeline

Attended meetings with all staff and educated staff on possible plant and animal species they may encounter on the job and how to correctly identify those species

Prepared invoices, requests for quotes, and project proposals to contractors

Maintained good relationship with other members on staff and took the lead in field projects

Submitted data collected in the field to the designated project manager

Attended trainings for Waters of the USA, bat identification, protected species observers, and OSHA guidelines

The University of Texas - Rio Grande Valley

Graduate Research Assistant | August 2019 – December 2021

Collected data for lab regarding restoration plots of different ages in order to assess success and failure of the different treatments and sites

Trained other students to collect data and identify plants

Compiled data for analysis on Excel

ERNESTO HERRERA RESUME

Estero Llano Grande State Park - Texas Parks and Wildlife Department

Intern | June 2019 - August 2019

Created new interpretation signs for the native plants found within the park and the rest of the Lower Rio Grande Valley

Greeted visitors and helped them find their way around the park

Painted trail signs found throughout the park

Assisted maintenance crew with various tasks in the park such as pruning, cleaning restrooms, and maintaining trails

Led 2 plant walks showcasing the plants of the RGV

Assisted the archery instructor while teaching various group

Assisted interpretation team with bird walks and night hikes

McAllen Nature Center – City of McAllen

Supervisor | August 2015 - May 2019

Served as lead naturalist and supervisor for the park

Planned and implemented restoration work for a butterfly garden, cactus garden and the Ebony Grove

Supervised more than 50 staff members during time there to work on various tasks such as pruning shrubs and trees, cleaning trails, watering plants, greeting visitors, and filling bird feeders

Trained staff members to identify plants and animals, to lead nature walks and to maintain the 33-acre park looking tidy

Managed habitat by controlling for invasive species such as *Arundo donax*, guinea grass, and buffelgrass

Reported to park manager to update them on work being done as well as receive new orders

Greeted visitors and taught them about what could be found at the park

Learned about the flora and fauna inhabiting the reserve

Recorded 582 species on iNaturalist and 162 birds on eBird

The University of Texas – Rio Grande Valley

Part-time Lecturer | August 2018 – May 2020

Taught marine botany, ornithology, ecology, anatomy and physiology, and general biology.

Taught students how to ID birds, and marine plants in the field

Taught students how to properly dissect specimens, stain bacteria, and press plants in the lab

Gave lectures during classes and answered student questions

ERNESTO HERRERA RESUME

Administered field and lab quizzes
Kept attendance records for all classes
Attended weekly meetings with professor/mentor

Frontera Audubon

Naturalist and Board Member | November 2016 – February 2018

Led bird walks and night hikes.

Consulted with board members and director to manage wetlands for wildlife within the reserve.

Attended monthly board meetings to balance budget, and plan fundraisers.

Volunteer Work

Huizotchil Plant Nursery | January 2021 – Present

Germinated seeds to increase stock

Helped with maintenance such as watering, transplanting, repotting, and rearranging plants

Collected native seeds throughout the Rio Grande Valley

Helped with tasks during landscape projects such as planting, mulching, and other miscellaneous work

Bird Banding | January 2019 – Present

Helped lead bird bander to set up and take down nets

Removed birds from nets in safe manner for data collection

Helped lead bird bander with data transcription

Released birds after data collection according to the instructions given by lead bird bander

Texas Master Naturalists | January 2019 – Present

Taught yearly herpetology course for new TMN students

Taught class on reptile and amphibian conservation in the RGV as advanced training

Led TMN on tours to several nature parks and taught them about the local ecosystem and its inhabitants

McAllen Nature Center | June 2019 – March 2020; May 2015 – August 2015

Helped employees with park maintenance such as watering, transplanting, pruning, raking and cleaning trails

Gave advice to employees on park maintenance and easier work flows

ERNESTO HERRERA RESUME

Served as on-call interpreter for programs such as night hikes, bird walks, and butterfly walks

Research Work

The University of Texas – Rio Grande Valley | 2016 - 2020

Conducted plants surveys on restoration plots

Conducted ecological and behavioral research on a parasitic interaction between water lilies and native bees

The University of Texas – Pan American | 2014

Conducted behavioral research on Chilean Flamingos at Gladys Porter Zoo in Brownsville, TX to improve their quality of life

Certifications and Trainings

Bat Identification and Tool Training

Tucson, Arizona – June 2022

OSHA Training

Corpus Christi, Texas – May 2022

Wetland Delineation and Corp Permitting Training

Houston, Texas – April 2022

Certified Remote Pilot

FAA – January 2021

Marine Protected Species Observer

April 2023

Awards and Acknowledgements

Friend of the Texas Master Naturalists

Recognized by RGV Chapter of TMN for teaching herpetology class, and helping local Master Naturalists with field identifications and plantings

Great Texas Birding Classic

2017: Second Place in Lower Texas Coast in Big Day category with team Cyanocorax

2018: First Place in Lower Texas Coast in Big Day category with team Cyanocorax

Society for Conservation Biology

ERNESTO HERRERA RESUME

Member of the UTPA chapter, volunteered for US Fish and Wildlife Service on invasive species removal along the Rio Grande River, and tabled at different events highlighting species found within the Rio Grande Valley

References***Raziel Flores***

Lead Wildlife Ecologist, Landhawk Consulting LLC
Owner, Huizotchil Native Plant Nursery
956-562-6030
ravolucionar@gmail.com

Tiffany Kersten

Manager, McAllen Nature Center
956-681-3333
tiffanykersten@gmail.com

Timothy Brush

Professor, The University of Texas – Rio Grande Valley
956-665-2921
Timothy.brush@utrgv.edu

Ken King

Author, Plants of Deep South Texas
956-252-7470
Wk_king01@yahoo.com

Zachary Johnson

Environmental Protection Specialist, Texas Department of Transportation
956-702-6130
Zachary.johnson@txdot.gov

JOHN BRUSH RESUME

John Brush

Biologist, Environmental Consultant

Prickly Pair RGV, LLC., Edinburg, Texas

prickly.pair.rgv@gmail.com

RELEVANT SKILLS

- Bird Identification
- Plant Identification
- Biological Surveys
- Habitat Evaluation
- Methodology Review
- Data Organization
- Report Writing
- Project Management
- Teaching Aptitude
- Prompt Deliverables
- Clear Communicator
- Public Speaking

WORK EXPERIENCE

Urban Ecologist

2017 - Present

Quinta Mazatlan, City of McAllen

- Developed nature interpretation training materials for staff to increase their bird, plant, and ecological knowledge in the Rio Grande Valley.
- Managed Tiny Forest projects in McAllen, including project planning, implementation, organizing data, and writing impactful reports on progress and outcomes.
- Produced organizational methodologies to enable more effective program development and reporting on outcomes.
- Supervised a team of employees to accomplish nature interpretation, habitat maintenance / restoration, and data collection goals.
- Collaborated with inter-departmental partners and community partners, maintaining clear lines of communication and task-setting.

Bird and Biological Surveys

2008 - Present

- Conducted field surveys of birds as core data collection for MS degree in Biology at UT Rio Grande Valley, which included two summers of point counts and spot-mapping.
- Completed bird surveys of USFWS tracts to compare bird communities at restored sites and conservation sites in wildlife refuges (including data entry, organization, and analysis).
- Assisted on bird surveys at wind turbine sites in the Rio Grande Valley.
- Hired as a field technician to conduct rare plant surveys in the Rio Grande Valley.
- Volunteered for a USGS Breeding Bird Survey route since 2011 in Cameron County.

JOHN BRUSH RESUME

Bird Identification Expert and Guide

2005 - Present

- Led birdwatching tours at the Rio Grande Valley Birding Festival for over 10 years, co-leading with some of the most well-known bird guides in the country.
- Taught bird identification workshops and led guided bird walks for thousands of people, including at colleges/universities, environmental consulting companies, the Texas Master Naturalist program, and privately booked tours or speaking events.
- Learned about bird identification and behavior in the Rio Grande Valley since 2000, with additional visits to Mexico for greater coverage of Tamaulipan Mezquital avifauna.

EDUCATION

MS in Biology

2015 – 2016

University of Texas Rio Grande Valley

GPA 3.79

- Subtropical Ornithology – A
- Advanced Ecology – A
- Advanced Herpetology – A
- Advanced Ichthyology – A
- Advanced Agroecology – A

BS in Biology

2012 – 2013

University of Texas Pan American

GPA 3.73 (Summa Cum Laude, Dean's List)

- Ornithology – A
- Entomology – A
- Intro Remote Sensing – A
- Biological Writing – A
- Plant Morphology – A
- Plant Taxonomy – A
- Plant Physiology – A

MACKENZIE FELDMAN RESUME

Mackenzie Feldman

mackenziefeldman@gmail.com | linkedin.com/in/mfeldman18

EDUCATION

UNIVERSITY OF TEXAS, RIO GRANDE VALLEY, EDINBURG, TX

August 2022 – December 2024

Masters of Science | Program: Agricultural, Environmental, and Sustainability Sciences

Cumulative GPA: 4.0/4.0

August 2014 – May 2018

UNIVERSITY OF CALIFORNIA, BERKELEY, BERKELEY, CA

Bachelor of Science, 2018 | Major: Society and Environment, Minor: Food Systems

Cumulative GPA: 3.62/4.0

EXPERIENCE

GROUND BAKERS: 60+ PLANT-BASED COMFORT FOOD RECIPES AND 16 LEADERS CHANGING THE FOOD SYSTEM

January 2016 – September 2022

Author

- Published book with my mother, where we created over 60 plant-based, gluten-free recipes
- Interviewed 16 food system leaders for the book including José Andrés, Bryant Terry, Sean Sherman, Alice Waters, Leah Penniman, Anna Lappé, Aileen Suzara, Michel Nischan, and more.

EMPLOYMENT HISTORY

RE:WILD YOUR CAMPUS

September 2018 – Present

Founder, Co-Director

- Founded organization with the mission of stopping the use of synthetic pesticides on school campuses and transitioning to organic management
- Worked with 100+ schools and over 400 students, and have certified 10 schools so far in new Green Grounds Certification
- Achieved a ban on all herbicides from every public school in the state of Hawai'i, as well as a glyphosate ban at all 10 UC campuses
- Conducting organic land management pilot projects on 5 campuses across the U.S. in 2025

UNIVERSITY OF TEXAS, RIO GRANDE VALLEY

September 2022 – August 2024

Graduate Student Researcher

- Conducting social science research for the Subtropical Soil Health Demonstration: On-Farm Trials of Cover Crops for Conservation Innovation in arid farms of South Texas

DATA FOR PROGRESS

Jan 2019 – August 2022

Food Research Fellow

- Brought experts together to create a Food Procurement and Infrastructure memo to inform Congress on policy additions to leverage federal food procurement to Build Back Better
- Led a team to research and design a series of food and agriculture policy briefs for the Green New Deal on the topics of Regenerative Agriculture, Land Access, Rural Economic Revitalization, Antitrust, Seafood and Blue Jobs, and Support for Farmworkers
- Lead Author on Regenerative Agriculture policy brief and interviewed and collaborated with 50+ policy experts, farmers, and community leaders to collect information for the briefs
- Engaged with and supplied Democratic presidential candidates and U.S. Congress candidates with the briefs, and Senator Elizabeth Warren ended up adopting our brief into her Blue New Deal and brought on our co-author, Dr. Ayana Elizabeth Johnson to be her ocean policy expert

UNITED NATION'S FOOD AND AGRICULTURE ORGANIZATION (FAO)

September 2018 – September 2021

Food Sovereignty Research Assistant

- Worked with international team of researchers to conduct systematic reviews of the impact of food sovereignty and right-to-food approaches to addressing food insecurity and malnutrition, published in Frontiers research publication
- Inform Committee on Food Security High Level Panel of Experts (CFS-HLPE) on agroecological approaches for sustainable agriculture
- Published in Frontiers Rese

UC BERKELEY | THE UNIVERSITY OF CALIFORNIA GLOBAL FOOD INITIATIVE, BERKELEY, CA

June 2017 – June 2018

Global Food Initiative Student Ambassador

- Contribute to UC President's leadership committee, representing UC Berkeley in order to provide reports pertaining to campus engagement
- Create and manage all communications for *BFI Student Opportunities Newsletter* to share job, internship, fellowship, and scholarship resources with more than 1,000 students
- Lead BFI Undergraduate Advisory Council, serving as liaison to coordinate and facilitate collaboration among UC Berkeley food groups

REAL FOOD MEDIA, OAKLAND, CA

June 2016 – August 2016

Content Creation and Directed Research Intern

- Researched front group information and generated Food Mythbusters Report with Director, Anna Lappé
- Communicated with filmmakers to create action prompts and biographies for films

ANGELA ROJAS RESUME

Angela Rojas Mission, TX

OBJECTIVE To use my bachelor's degree in biology and passion for botany to manage and conserve habitat.

SKILLS & ABILITIES Conducting flora and fauna surveys
Well versed in botanical nomenclature and dichotomous keys
Spanish Proficient

EDUCATION **UNIVERSITY OF TEXAS RIO GRANDE VALLEY**

- Biology Major
 - Plant Taxonomy, Plant Morphology, Ecology,

MISSION HIGH SCHOOL

- Graduated Salutatorian

EXPERIENCE **COORDINATOR, QUINTA MAZATLAN WORLD BIRDING CENTER**
June 2024- Present

- Prepares and delivers programs and presentations for workshops, special events, tours, and outreach events.
- Propagates native plants for annual Tree Giveaway.
- Workshops include Introduction to Native Gardening, Plant Propagation 101, Introduction to Plant Identification, and Cactus and Native Container Gardening.
- Trains and manages volunteers as well as ensures proper documentation is filed and hours are recorded.
- Manages and writes articles for the Center of Urban Ecology blogsite.

SUBSTITUTE TEACHER, MCISD
November 2021- May 2022

-

PARK RANGER/NATURALIST, TEXAS PARKS AND WILDLIFE, STATE PARKS DIVISION
March 2018- January 2020

ANGELA ROJAS RESUME

- Developed and created interpretive thematic programs for park visitors, school groups, outreach initiatives, citizen science projects, and stewardship trainings. Offered an average of 5 to 9 interpretive programs per week. Native plant tours, guided hikes, tram tours, kayaking 101, bird walks, fishing 101, and night sky programs were some of the interpretive programs offered on a regular basis.
- Collaborated with agency staff and private growers to promote native habitat restoration with the help of volunteers and support from rangers. Projects completed include Apache Tree Grant planting, park bollard installation, and pollinator garden planting.
- Assistant volunteer coordinator to 70 park volunteers. Trained volunteers to maintain grounds, help with bird feeding program, and facilitate or lead educational programs while following safety operating procedures

ENVIRONMENTAL INSTRUCTOR, QUINTA MAZATLAN WORLD BIRDING CENTER

December 2015- March 2018

- Developed and led lessons to youth and adults in the natural sciences
- Created stewardship programs, designed and created monarch butterfly gardens at local schools
- Habitat management of the 20-acre property and a 10-acre revegetation zone

TESTING SUPERVISOR, ACT

September 2012- March 2018

- Administered test and recited instructions to students

VITAMIN SALES ASSOCIATE, SPROUTS FARMERS MARKET

May 2012- March 2015

- Provided high level of prompt, friendly, and knowledgeable customer service to an average of 150 customers per day.

ADDITIONAL SKILLS

Experience in Tamaulipan Thornscrub wild seed collecting, banking, and seed propagation.

HECTOR ALEJANDRO LEAL RESUME**Hector Alejandro Leal**

Mission, Texas 78574 | HectorALeal83@gmail.com

EDUCATION

The University of Texas Rio Grande Valley, Edinburg, TX, 2025
Bachelor of Science, Environmental Science; GPA: 3.8

Relevant Courses: ArcGIS, General Chemistry, Biology, Geology, Environmental Science, Hydrologic Systems, Hydrologic Systems Modeling, Oceanography, Science Communication, Soil Ecology.

HONORS AND GRANTS

NOAA CCME-II Scholarship (2023 - 2025)
UTRGV STEM Research Conference Best Environmental Department Poster (2025)
National Hispanic Environmental Council Scholarship (2023)

RESEARCH EXPERIENCE**The University of Texas Rio Grande Valley, Earth, Environmental, and Marine Sciences Dept.**

NOAA Center for Coastal and Marine Ecosystems II Scholar, July 2023 - May 2025

Advisor: Dr. Alejandro Fierro Cabo, Dr. David Hicks

Monitored greenhouse gas emissions from estuarine ecosystem's soil while testing variables that contribute to emissions, such as pore water salinity, soil texture, and inundation. Simulated variables in controlled microcosms. Presented work at multiple conferences.

NOAA Center for Coastal and Marine Ecosystems II Scholar, August 2024 - May 2025

Advisor: Dr. Alejandro Fierro Cabo, David Lecusay

Monitored water quality of distributaries of the Rio Grande delta (resacas) in Brownsville, Texas. Sought a relationship between chlorophyll-a concentration and secchi disk depth to easily determine trophic conditions of resacas. Work was presented at the UTRGV STEM conference and won best poster in the Earth, Environmental, and Marine Sciences department.

INTERNSHIPS**City of McAllen Public Works**

Drainage department, May 2024 - August 2024

Supervisor: Delilah Martinez

Researched various BMPs for the City Of McAllen drainage system. Created zoning map on ArcGIS and damage categorization for storm drains. Researched hydrologic system of drainage canals.

Port of Houston Authority

Environmental Affairs department, May 2023 - August 2023

Supervisor: Trae Camble

HECTOR ALEJANDRO LEAL RESUME

Performed tenant audits to ensure environmental compliance in stormwater, wastewater, and air.
Performed internal ISO 14001 environmental management system audit. Collaborated with employees to find a solution to a cleaner ship channel.

PRESENTATIONS

UTRGV STEM Research Conference, Edinburg, TX 2025. Leal, H., Rodriguez, N., Zapata, M., Fierro-Cabo, A., Lecusay, D. "Evaluating Trophic Dynamics of the Resacas of Brownsville, Texas: Exploring the Link Between Chlorophyll-a Concentrations and Secchi Disk Transparency" (poster).

11th Biennial NOAA EPP/MSI Education & Science Forum, Salisbury, MD 2025. Leal, H., de la Garza, D., Fierro-Cabo, A. "Effects of inundation on greenhouse gases production in a tidal salt marsh soil: a microcosm study" (poster).

College of Science Annual Research Conference, Edinburg, TX 2024. Leal, H., de la Garza, D., Fierro-Cabo, A. "Effects of Inundation on Greenhouse Gas Production in a Tidal Saltmarsh Soil" (poster).

9th California Environmental STEM Institute, Camarillo, CA 2024. Leal, H., Bedford, M., Melendez, A., Jackson, C., Prieto, F., De Jesus, L., Arabia, I., McFarlin, E. "Calleguas Creek Ecological Assessment" (oral presentation).

Port of Houston, Houston, TX 2023. Leal, H. "SWOT Analysis of Port of New York & New Jersey" (oral presentation).

NOAA Center-wide Core Competency Course, St. Petersburg, FL 2023. Leal, H., Jackson, D., Chapa, N., Cesarone, A., Burey, J. "The Effect of HABs on Region Relevant NGOs" (oral presentation).

CERTIFICATIONS

40-hour HAZWOPER

UTHealth, May 2024 - Present

Certified to clean, work on, and respond to emergencies on hazardous waste sites.

TECHNICAL SKILLS

Computational: Microsoft 365, ArcGIS, Hydrus, MODFLOW, R.

Laboratory: Soil science tests, water quality tests, greenhouse gas analysis from soils, chlorophyll-a extraction, and spectrophotometry.

Other: Science communication, basic federal environmental regulations, Spanish (beginner).

RESOLUTION NO. ____**A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, ESTABLISHING A NATIVE PLANTS COMMITTEE, APPOINTING MEMBERS, ASSIGNING DUTIES AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council desires to create a Native Plants Committee to develop guidelines and review properties for native plant designations; and

WHEREAS, the people listed below have demonstrated expertise in the subject and are willing to assist the city with this important work; and

WHEREAS, native plants are important to ecosystems because they are adapted to local conditions, providing essential food and shelter for local wildlife and supporting biodiversity; and

WHEREAS, the seven (7) committee members shall serve and shall forward recommendations to various advisory boards and the City Council as necessary; and

WHEREAS, each member of the committee shall serve without compensation; and

WHEREAS, the Director of Planning is hereby directed to support the Native Plants Committee and attend all meetings.

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

Section 1. The following individuals are appointed to serve in the Native Plants Committee:

1. Elizabeth (Betty) Grace Perez
2. Carlos Garcia Patlan
3. Ernesto Herrera
4. John Brush
5. Mackenzie Feldman
6. Angela Rojas
7. Hector Alejandro Leal

Section 2. The Native Plants Committee shall serve at the pleasure of the City Council and shall serve unless or until replaced by the City Council and shall be subject to rules applicable to other City boards.

Section 3. The recitals set forth above are hereby incorporated as findings of fact and made part of this resolution for all purposes.

CONSIDERED, PASSED, AND APPROVED this 28th day of October, 2025, at a regular meeting of the City Council of the City of Mission, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF MISSION

By: _____

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia Rigney, City Attorney



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Teclo J. Garcia, CEO

AGENDA ITEM: Authorize Mayor to execute an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation related to the construction of infrastructure improvements for a property owned by MEDC and located at 1407 East Expressway 83, Mission, Texas – T. Garcia

NATURE OF REQUEST:

Staff is requesting the approval of an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation (MEDC) related to the construction of infrastructure improvements needed for a property owned by MEDC, a 5+ acre-tract located at 1407 East Expressway 83, Mission. The improvements consist of water lines, sanitary sewer lines, and drainage infrastructure on the property, in an amount not to exceed \$237,000 to be paid in advance. These improvements are crucial to making the property marketable and enhancing its development potential. The MEDC Board approved the Advance Funding Agreement on October 15, 2025. A corresponding budget amendment will be introduced at midyear.

The proposed Advance Funding Agreement is attached.

BUGETED: No **FUND:** Utility **ACCT. #:** 02-300-33183

BUDGET: \$0 **EST. COST:** \$237,000 **CURRENT BUDGET BALANCE:** \$0

BUGETED: No **FUND:** Utility **ACCT. #:** 02-412-74936

BUDGET: \$1,887,500 **EST. COST:** \$237,000 **CURRENT BUDGET BALANCE:** \$1,887,500

BID AMOUNT: N/A

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AG / JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ADVANCE FUNDING AGREEMENT

This Advance Funding Agreement (this "Agreement"), effective as of _____, 2025, is made by and between MISSION ECONOMIC DEVELOPMENT CORPORATION, a Texas Economic Development Corporation and governed by Texas Local Government Code chapters 501, 502 and 505 and the Texas Non-Profit Corporation Act, (the "MEDC") acting by and through its governing body, the Board of Directors (the "MEDC Board"), , and THE CITY OF MISSION, TEXAS (the "City"), a Texas home-rule city.

RECITALS

WHEREAS, the Board of Directors of MEDC has determined that it is in the best interests of MEDC to contract with the City, in its capacity as a developer, to provide for the efficient and effective implementation of the construction of infrastructure improvements on the Property (as hereinafter defined), which is owned by MEDC; and

WHEREAS, on **October 15, 2025**, the MEDC authorized the allocation for the purposes of funding the construction of the infrastructure improvements on the Property; and

WHEREAS, the MEDC as a Type B Corporation may provide funding for public improvements to recreational and community facilities pursuant to Chapter 505 of the Texas Local Government Code; and

WHEREAS, MEDC finds that such investment will improve the quality of life for the Mission community and residents; and

WHEREAS, the City has determined that it will carry out the construction of such improvements and MEDC cover the cost of such construction.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits contained herein, the MEDC and the City contract and agree as follows:

ARTICLE 1 GENERAL TERMS

1.1 Definitions. The terms "Agreement," "City," "MEDC," and "MEDC Board," have the above meanings, and the following terms have the following meanings:

"Code" means the Texas Local Government Code, as amended.

“County” means Hidalgo County, Texas.

“City Advances” means any funds advanced by the City pursuant to Section 6.1 of this Agreement, expressly including, but not limited to, out-of-pocket expenses.

“Party” or “Parties” means one or more of the MEDC, and the City, the parties to this Agreement.

“Project” means the construction and installation of the Public Improvements on the Property;

“Project Costs” means all costs relating to the planning, design, engineering, construction, and installation of the Public Improvements.

“Property” means the real property described as **Exhibit “A”**.

“Public Improvements” means, collectively, the projects described in Section 3.1, below.

“State” means the State of Texas.

1.2 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2 REPRESENTATIONS

2.1 Representations of the MEDC. The MEDC hereby represents to the City that:

(A) The MEDC is duly authorized, created and existing in good standing under the laws of the State of Texas and is duly qualified and authorized to carry out the governmental functions and operations contemplated by this Agreement.

(B) The MEDC has the power, authority, and legal right to enter into and perform this Agreement and the execution, delivery, and performance hereof (a) have been duly authorized, (b) to the best of the MEDC’s knowledge, will not violate any applicable judgment, order, law, or regulation, and (c) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the MEDC under any

agreement or instrument to which the MEDC is a party or by which the MEDC or its assets may be bound or affected.

(C) The Public Improvements and the Project Costs are components of or are consistent with the Project, and the Project Costs are eligible for payment in accordance with the Code

(D) This Agreement has been duly authorized, executed, and delivered by the MEDC and, constitutes a legal, valid, and binding obligation of the MEDC, enforceable in accordance with its terms except to the extent that (a) the enforceability of such instrument may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights and (b) certain equitable remedies including specific performance may be unavailable.

(E) The execution, delivery, and performance of this Agreement by the MEDC do not require the consent or approval of any person which has not been obtained.

2.2 Representations of the City. The City hereby represents to the MEDC that:

(A) The City is duly authorized, created, and validly existing under the laws of the State of Texas.

(B) The City has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery, and performance hereof (a) have been duly authorized, (b) will not, to the best of the City's knowledge, violate any judgment, order, law, or regulation applicable to the City or any provisions of the City's organizational documents, and (c) do not constitute a default under or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

(C) The City will have sufficient capital to perform its obligations under this Agreement at the time it needs to have sufficient capital.

(D) This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms except to the extent that (a) the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time

relating to or affecting the enforcement of creditors' rights and (b) certain equitable remedies including specific performance may be unavailable.

ARTICLE 3 THE PUBLIC IMPROVEMENTS

3.1 Public Improvements. The Public Improvements consist of the design, construction, and installation of infrastructure improvements, including but not limited to water lines, sanitary sewer lines, and drainage infrastructure on the Property (the "Public Improvements"). The Parties acknowledge that the Public Improvements will be financed and designed, and will be acquired by the City and consistent with the terms of this Agreement.

3.2 Project Costs. The Project Costs eligible under this Agreement shall be the City's actual expense costs of the Public Improvements, not to exceed \$237,000.00, and shall not include interest.

ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE CITY

4.1 Acquisition of Public Improvements. The City shall be responsible for the acquisition and installation of the Public Improvements and complying with all applicable competitive bidding laws. As applicable, the City will provide bid tabs and other information reasonably requested by the MEDC to document the scope of the Public Improvements, and the costs thereof. A summary of the anticipated costs associated with the Public Improvements for which the City seeks funding is attached hereto as **Exhibit "B"**. The City will document the extent of the Public Improvements to the MEDC as soon as practicable following completion thereof.

4.2 Cooperation. The City agrees that it will cooperate with the MEDC and will provide all necessary information to the MEDC to evidence completion of the Project.

ARTICLE 5 DUTIES AND RESPONSIBILITIES OF MEDC

5.1 Payment by MEDC. The MEDC shall pay to the City the Project Costs, without interest, in the amount of the actual eligible costs of the Public Improvements as described herein. The total, actual Project Costs of the Public Improvements for which the MEDC shall be responsible under the terms of this Agreement shall not exceed \$237,000.00.

ARTICLE 6
PUBLIC IMPROVEMENTS FINANCING AND FUNDING

6.1 Payment of the Project Costs. MEDC shall pay the Project Costs by advancing the sum of \$237,000.00 to the City upon execution of this Agreement by both parties.

ARTICLE 7
DEFAULT

7.1. Default.

(A) If the MEDC does not perform its obligations hereunder in compliance with this Agreement in all material respects, in addition to the other rights given the City under this Agreement, the City may enforce specific performance of this Agreement or seek actual damages incurred by the City for any such default if such default is not cured within 30 days after receipt by the MEDC of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

(B) In the event the City completes the Public Improvements but does not otherwise perform its obligations hereunder in all material respects in substantial compliance with this Agreement, in addition to the other rights given to the MEDC under this Agreement, the MEDC may enforce specific performance or seek actual damages incurred for any such default if such default is not cured within thirty (30) days after receipt by the City of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

(C) Force majeure. If force majeure prevents either Party hereto from performing any of its obligations under this Agreement, in whole or part, then the obligations of such Party, to the extent affected by such force majeure, shall be suspended during the continuance of any inability, provided that such Party is exercising due diligence to resume performance at the earliest practical time. As soon as reasonably possible after occurrence of the force majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure to the other Party. The term "force majeure," as used herein, shall include, without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, direct orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts,

arrests, restraints of government and people, civil disturbances, explosions, and any other inabilities of either Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, and which such Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be remedied with all reasonable dispatch, but shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the Party having the difficulty.

ARTICLE 8 GENERAL

8.1 Inspections. The City agrees to keep such operating records relating to the Public Improvements as may be required by the MEDC, or by state and federal law or regulation for a period not to exceed four years after completion, unless otherwise required by law. The City shall allow the MEDC reasonable access to documents and records in the City's possession, custody or control that the MEDC deems necessary to assist the MEDC in determining the City's compliance with this Agreement.

8.2 Personal Liability of Public Officials. To the extent permitted by state law, no director, officer, employee or agent of the MEDC, and no officer, employee, or agent of the City, shall be personally responsible for any liability arising under or growing out of the Agreement.

8.3 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed (certified, return receipt requested), or sent by facsimile transmission confirmed by mailing written confirmation at substantially the same time as such facsimile transmission, or personally delivered to an officer of the receiving Party at the following addresses:

If to the City: City Manager
 City of Mission, Texas
 1201 E. 8th
 Mission, Texas 78572

If to the MEDC: Chief Executive Officer
 Mission Economic Development Corporation
 801 N. Bryan Road
 Mission, Texas 78572

Each Party may change its address by supplying written notice to the other Party in accordance with this Section. Any communication addressed and mailed in accordance

with this Section shall be deemed to be given when so mailed, any notice sent by facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication delivered in person shall be deemed to be given when actually received by the MEDC or the City, as the case may be.

8.4 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the MEDC and the City. No course of dealing on the part of the City, nor any failure or delay by the City with respect to exercising any right, power or privilege of the City under this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section.

8.5 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

8.6 Successors and Assigns. All covenants and agreements made herein by or on behalf of the MEDC shall bind its successors and assigns and shall inure to the benefit of the City and its successors and assigns. The MEDC may assign its rights and obligations under this Agreement or any interest herein, with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8.7 Exhibits; Titles of Articles, Sections and Subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings in this Agreement are included only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the agreement between the Parties. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.8 Construction. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.9 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

8.10 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date the City Advances have been repaid in full.

8.11 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably withheld or delayed.

8.12 Additional Actions. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions, and intent.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Advance Funding Agreement to be duly executed as of the ____ day of _____, 2025.

**MISSION ECONOMIC DEVELOPMENT
CORPORATION**

By: _____
TECLO J. GARCIA, CEO

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ-GARZA, Mayor

Exhibit A
The Property

A tract of land containing 5.151 acres situated in the City of Mission, County of Hidalgo, Texas, being a part or portion out of Lot 17-11, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records, which said 5.151 acres conveyed to Idee Juarez Cruz and Marivel Juarez by virtue of a Gift Warranty Deed recorded under Document No. 2818870, Hidalgo County Official Records, and to Joel C. Juarez, Idee Juarez Cruz, and Marivel Juarez by virtue of an Affidavit of Heirship recorded under Document No. 2818869, Hidalgo County Official Records, said 5.151 acres also being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 17-11;

THENCE, N 08°34'23" E along the East line of said Lot 17-11, a distance of 284.05 feet to a point on the existing North right-of-way line of U.S. Expressway 83 Frontage Road;

THENCE, N 81°36'09" W along the existing North right-of-way of U.S. Expressway 83 Frontage Road, a distance of 50.00 feet to a point, from which a No. 4 rebar found bears N 66°05'41" E a distance of 0.23 feet, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81°36'09" W along the existing North right-of-way line of U.S. Expressway 83 Frontage Road, a distance of 610.00 feet to a No. 4 rebar set from which a No. 4 rebar found bears N 88°28'59" W a distance of 0.57 feet, for the Southwest corner of this tract;
2. THENCE, N 08°34'23" E along the East line of Newquest Gateway Subdivision according to the plat thereof recorded in Instrument No. 3522556, Hidalgo County Map Records, a distance of 377.98 feet to a No. 4 rebar set at an inside corner of said Newquest Gateway Subdivision, for the Northwest corner of this tract;
3. THENCE, S 81°25'37" E, at a distance of 30.00 feet pass a No. 4 rebar found at an outside corner of said Newquest Gateway Subdivision continuing a total distance of 565.00 feet to a No. 4 rebar found, for the Northernmost Northeast corner of this tract;
4. THENCE, S 08°34'23" W a distance of 125.00 feet to a No. 4 rebar set, for an inside corner of this tract;
5. THENCE, S 81°25'37" E a distance of 45.00 feet to an No. 4 rebar set, for the Southernmost Northeast corner of this tract;
6. THENCE, S 08°34'23" W a distance of 251.11 feet to the POINT OF BEGINNING and containing 5.151 acres of land, more or less.

Exhibit "B"
Project Costs and Diagram of Project Area

CHANGE ORDER No.1- PROPOSAL				
City of Mission				
MISSION EDC SUBDIVISION				
Qty	Unit	Item Description	Unit Price In Figures	Total Extension In Figures
560	LF	8" SS PVC SDR26	\$ 255.00	\$ 142,800.00
3	EA	48" F/G SS Manholes	\$ 17,500.00	\$ 52,500.00
3	EA	Short SS Service Connections PVC SDR26	\$ 4,950.00	\$ 14,850.00
3	EA	Water Service Connections	\$ 4,950.00	\$ 14,850.00
1	EA	Fire Hydrant	\$ 12,000.00	\$ 12,000.00
Change Order No.1 Total			\$	237,000.00





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

AGENDA ITEM: Authorization to Award Bid RFB 25-711-09-24 Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant No. 23-152-003-E070 to P&C Oil Field Service, LLC in the amount of \$479,508.25 for the Public Works Department – Gonzalez

NATURE OF REQUEST:

The City of Mission has accepted and opened eleven (11) bid responses for Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant NO. 23-152-003-E070

Staff recommends awarding bid to P&C Oil Field Service, LLC who is the lowest responsive and responsible bidder meeting all specifications, with a bid of \$479,508.25. BID# 25-711-09-24.

BUGETED: Yes **FUND:** Designated Purpose **ACCT. #:** 15-402-74930

BUDGET: \$853,415 **EST. COST:** \$479,508.25 **CURRENT BUDGET BALANCE:** \$777,180

BID AMOUNT: \$479,508.25

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO

BID NAME/NUMBER: CDBG-DR Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



City, State: Phone: Fax: Contact: Email:	Saenz Utility Contractors, LLC.	R&M Construction Development, LLC.	Artillery, LLC.	RDH
	22290 N. FM 88	2035 N. Central Ave.	P.O. Box 1074	3149A Center Pointe Dr.
	Edcouch, TX 78538	Brownsville, TX 78521	Edinburg, TX 78540	Edinburg, TX 78539
		(956) 551-1089	(956) 316-0813	(956) 627-6181
				(956) 386-0289
	Juan Saenz	Manuel Polanco Martinez	Joe Borjas	Yara M. Corbitt, PE, CEO
		rmconstructiondevelopmentllc@gmail.com	Joey@ArtilleryLLC.com	yara@texascordia.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
A.											
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits.	19,500	SY	\$7.00	\$136,500.00	\$1.60	\$31,200.00	\$11.00	\$214,500.00	\$15.00	\$292,500.00
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$8,500.00	\$34,000.00	\$4,974.90	\$19,899.60	\$4,000.00	\$16,000.00	\$10,000.00	\$40,000.00
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$430.00	\$151,360.00	\$437.99	\$154,172.48	\$500.00	\$176,000.00	\$750.00	\$264,000.00
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$285.00	\$42,750.00	\$68.04	\$10,206.00	\$40.00	\$6,000.00	\$350.00	\$52,500.00
5	18" Thick Rock Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$280.00	\$49,000.00	\$207.05	\$36,233.75	\$200.00	\$35,000.00	\$87.50	\$15,312.50

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO

BID NAME/NUMBER: CDBG-DR Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



City, State:	Saenz Utility Contractors, LLC.	R&M Construction Development, LLC.	Artillery, LLC.	RDH
	22290 N. FM 88	2035 N. Central Ave.	P.O. Box 1074	3149A Center Pointe Dr.
	Edcouch, TX 78538	Brownsville, TX 78521	Edinburg, TX 78540	Edinburg, TX 78539
	Phone:	(956) 551-1089	(956) 316-0813	(956) 627-6181
	Fax:			(956) 386-0289
Contact:	Juan Saenz	Manuel Polanco Martinez	Joe Borjas	Yara M. Corbitt, PE, CEO
Email:		rmconstructiondevelopmentllc@gmail.com	Joey@ArtilleryLLC.com	yara@texascordia.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box, ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$16,550.00	\$16,550.00	\$8,952.55	\$8,952.55	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box, ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$19,780.00	\$19,780.00	\$26,984.81	\$26,984.81	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMA, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$225.00	\$5,625.00	\$215.13	\$5,378.25	\$150.00	\$3,750.00	\$38.50	\$962.50
9	6 ft tall all hot dipped galvanized chain-link fence site security fence with coiled razor wire including 3-12 ft double gate with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$55.00	\$42,900.00	\$59.70	\$46,566.00	\$100.00	\$78,000.00	\$125.00	\$97,500.00
10	Remove and Replace Laydown Curb, all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$61.00	\$3,050.00	\$28.08	\$1,404.00	\$50.00	\$2,500.00	\$15.00	\$750.00
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$13.50	\$179,347.50	\$8.25	\$109,601.25	\$20.00	\$265,700.00	\$4.00	\$53,140.00

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO

BID NAME/NUMBER: CDBG-DR Grant No. 23-152-003-E070**OPEN DATE:** September 24, 2025 2:00 PM CST

City, State:	Saenz Utility Contractors, LLC.	R&M Construction Development, LLC.	Artillery, LLC.	RDH
	22290 N. FM 88	2035 N. Central Ave.	P.O. Box 1074	3149A Center Pointe Dr.
	Edcouch, TX 78538	Brownsville, TX 78521	Edinburg, TX 78540	Edinburg, TX 78539
	Phone:	(956) 551-1089	(956) 316-0813	(956) 627-6181
	Fax:			(956) 386-0289
Contact:	Juan Saenz	Manuel Polanco Martinez	Joe Borjas	Yara M. Corbitt, PE, CEO
Email:		rmconstructiondevelopmentllc@gmail.com	Joey@ArtilleryLLC.com	yara@texascordia.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$4,500.00	\$4,500.00	\$9,745.23	\$9,745.23	\$12,500.00	\$12,500.00	\$5,000.00	\$5,000.00
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$7,000.00	\$7,000.00	\$16,062.46	\$16,062.46	\$12,500.00	\$12,500.00	\$5,000.00	\$5,000.00
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$4,500.00	\$4,500.00	\$3,731.18	\$3,731.18	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO

BID NAME/NUMBER: CDBG-DR Grant No. 23-152-003-E070**OPEN DATE:** September 24, 2025 2:00 PM CST

City, State:	Saenz Utility Contractors, LLC.	R&M Construction Development, LLC.	Artillery, LLC.	RDH
	22290 N. FM 88	2035 N. Central Ave.	P.O. Box 1074	3149A Center Pointe Dr.
	Edcouch, TX 78538	Brownsville, TX 78521	Edinburg, TX 78540	Edinburg, TX 78539
	Phone:	(956) 551-1089	(956) 316-0813	(956) 627-6181
	Fax:			(956) 386-0289
Contact:	Juan Saenz	Manuel Polanco Martinez	Joe Borjas	Yara M. Corbitt, PE, CEO
Email:		rmconstructiondevelopmentllc@gmail.com	Joey@ArtilleryLLC.com	yara@texascordia.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$4,000.00	\$8,000.00	\$5,472.39	\$10,944.78	\$7,500.00	\$15,000.00	\$5,000.00	\$10,000.00
16	Removal and disposal of 54 inch Reinforced Concrete Pipe , all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$110.00	\$38,720.00	\$80.73	\$28,416.96	\$40.00	\$14,080.00	\$25.00	\$8,800.00
17	Removal and disposal of existing storm sewer structures , all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$3,800.00	\$7,600.00	\$2,015.21	\$4,030.42	\$5,000.00	\$10,000.00	\$25.00	\$50.00
Total Amount:				\$751,182.50		\$523,529.72		\$901,530.00		\$874,015.00	
Addendums				Yes (2)		Yes (2)		Yes (2)		Yes (2)	
Number of Days to Complete Work				No Response Entered		120 Calendar Days		210 Calendar Days		180 Calendar Days	
Bid Bond				Yes		Yes		Yes		Yes	

Lowest Responsible, and Responsive Bidder: **P&C Utilities and Construction****Please Note: Highlighted Numbers Denotes Calculation Error**

Please Note: Saenz Utility Contractors, found non-responsive, failed to submit all required forms.

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	2GS, LLC. Dba Earthworks Enterprise	Venser Contractors, LLC.	G8	Go Underground
	P.O. Box 595	10620 Cibolo Dr.	12619 N. Mayberry Rd.	211 W. Jefferson Ave, Ste.
City, State:	Penitas, TX 78576	Edinburg, TX 78542	Mission, TX 78573	Harlingen, TX 78550
Phone:	(956) 424-3414	(956) 239-7624	(956) 586-9119	(956) 412-6100
Fax:				(956) 412-6101
Contact:	Humberto Garcia	Javier Vento	Carlos De la Rosa	George Olivares
Email:	beto@2gslc.com	jvrvento@aol.com	carlos.avigroup@gmail.com	goexcavate@yahoo.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
A.											
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits.	19,500	SY	\$6.50	\$126,750.00	\$15.38	\$299,910.00	\$10.00	\$195,000.00	\$8.00	\$156,000.00
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$8,500.00	\$34,000.00	\$40,000.00	\$160,000.00	\$15,000.00	\$60,000.00	\$12,300.00	\$49,200.00
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$460.10	\$161,955.20	\$425.00	\$149,600.00	\$375.00	\$132,000.00	\$474.16	\$166,904.32
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$47.00	\$7,050.00	\$12.00	\$1,800.00	\$200.00	\$30,000.00	\$28.33	\$4,249.50
5	18" Thick Rock Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$250.00	\$43,750.00	\$85.00	\$14,875.00	\$200.00	\$35,000.00	\$167.29	\$29,275.75

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	2GS, LLC. Dba Earthworks Enterprise	Venser Contractors, LLC.	G8	Go Underground
	P.O. Box 595	10620 Cibolo Dr.	12619 N. Mayberry Rd.	211 W. Jefferson Ave, Ste.
City, State:	Penitas, TX 78576	Edinburg, TX 78542	Mission, TX 78573	Harlingen, TX 78550
Phone:	(956) 424-3414	(956) 239-7624	(956) 586-9119	(956) 412-6100
Fax:				(956) 412-6101
Contact:	Humberto Garcia	Javier Vento	Carlos De la Rosa	George Olivares
Email:	beto@2gslc.com	jvrvento@aol.com	carlos.avigroup@gmail.com	goexcavate@yahoo.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box , ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$17,708.50	\$17,708.50	\$10,000.00	\$10,000.00	\$22,500.00	\$22,500.00	\$22,850.00	\$22,850.00
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box , ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$21,164.60	\$21,164.60	\$20,000.00	\$20,000.00	\$25,500.00	\$25,500.00	\$23,150.00	\$23,150.00
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMA, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$218.00	\$5,450.00	\$75.00	\$1,875.00	\$200.00	\$5,000.00	\$97.52	\$2,438.00
9	6 ft tall all hot dipped galvanized chain-link fence site security fence with coiled razor wire including 3-12 ft double gate with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$41.00	\$31,980.00	\$55.00	\$42,900.00	\$30.00	\$23,400.00	\$86.00	\$67,080.00
10	Remove and Replace Laydown Curb , all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$58.00	\$2,900.00	\$30.00	\$1,500.00	\$65.00	\$3,250.00	\$28.00	\$1,400.00
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$10.50	\$139,492.50	\$18.00	\$239,130.00	\$5.00	\$66,425.00	\$12.51	\$166,195.35

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	2GS, LLC. Dba Earthworks Enterprise	Venser Contractors, LLC.	G8	Go Underground
	P.O. Box 595	10620 Cibolo Dr.	12619 N. Mayberry Rd.	211 W. Jefferson Ave, Ste.
City, State:	Penitas, TX 78576	Edinburg, TX 78542	Mission, TX 78573	Harlingen, TX 78550
Phone:	(956) 424-3414	(956) 239-7624	(956) 586-9119	(956) 412-6100
Fax:				(956) 412-6101
Contact:	Humberto Garcia	Javier Vento	Carlos De la Rosa	George Olivares
Email:	beto@2gsllc.com	jvrvento@aol.com	carlos.avigroup@gmail.com	goexcavate@yahoo.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$11,000.00	\$11,000.00	\$25,000.00	\$25,000.00	\$7,500.00	\$7,500.00	\$24,750.00	\$24,750.00
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$6,000.00	\$6,000.00	\$25,000.00	\$25,000.00	\$8,500.00	\$8,500.00	\$11,500.00	\$11,500.00
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$4,815.00	\$4,815.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$11,500.00	\$11,500.00

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	2GS, LLC. Dba Earthworks Enterprise	Venser Contractors, LLC.	G8	Go Underground
	P.O. Box 595	10620 Cibolo Dr.	12619 N. Mayberry Rd.	211 W. Jefferson Ave, Ste.
City, State:	Penitas, TX 78576	Edinburg, TX 78542	Mission, TX 78573	Harlingen, TX 78550
Phone:	(956) 424-3414	(956) 239-7624	(956) 586-9119	(956) 412-6100
Fax:				(956) 412-6101
Contact:	Humberto Garcia	Javier Vento	Carlos De la Rosa	George Olivares
Email:	beto@2gsllc.com	jvrvento@aol.com	carlos.avigroup@gmail.com	goexcavate@yahoo.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$4,280.00	\$8,560.00	\$1,800.00	\$3,600.00	\$3,500.00	\$7,000.00	\$9,750.00	\$19,500.00
16	Removal and disposal of 54 inch Reinforced Concrete Pipe , all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$117.70	\$41,430.40	\$50.00	\$17,600.00	\$100.00	\$35,200.00	\$24.00	\$8,448.00
17	Removal and disposal of existing storm sewer structures , all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$4,066.00	\$8,132.00	\$3,000.00	\$6,000.00	\$9,000.00	\$18,000.00	\$12,000.00	\$24,000.00
Total Amount:				\$672,138.20		\$1,022,290.00		\$677,775.00		\$788,440.92	
Addendums				Yes (2)		Yes (2)		Yes (2)		Yes (2)	
Number of Days to Complete Work				275 Calendar Days		No Response Entered		No Response Entered		120 Calendar Days	
Bid Bond				Yes		Yes		Yes (Copy)		Yes	

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25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	The 5125 Company	RBM Contractors, LLC.	P&C Utilites and Construction
	3914 Rio Grande Care	2919 N. Kenyon Rd., Ofc-2	1213 Blake St.
City, State:	Edinburg, TX 78541	Edinburg, TX 78542	Mission, TX 78573
Phone:	(956) 583-5125	(956) 520-8707	(956) 581-1725
Fax:			
Contact:	Pat Espericueta	Braulio Rios	Pedro Cantu
Email:	pe5125@aol.com	rbccontractors@yahoo.com	Pedro.Cantu@pandcllc.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
	<u>A.</u>								
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits.	19,500	SY	\$10.00	\$195,000.00	\$7.00	\$136,500.00	\$1.25	\$24,375.00
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$3,500.00	\$14,000.00	\$11,500.00	\$46,000.00	\$9,100.00	\$36,400.00
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$1,250.00	\$440,000.00	\$700.00	\$246,400.00	\$260.00	\$91,520.00
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$200.00	\$30,000.00	\$225.00	\$33,750.00	\$150.00	\$22,500.00
5	18" Thick Rock Rip/Rap , constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$150.00	\$26,250.00	\$188.00	\$32,900.00	\$79.00	\$13,825.00

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	The 5125 Company	RBM Contractors, LLC.	P&C Utilites and Construction
	3914 Rio Grande Care	2919 N. Kenyon Rd., Ofc-2	1213 Blake St.
City, State:	Edinburg, TX 78541	Edinburg, TX 78542	Mission, TX 78573
Phone:	(956) 583-5125	(956) 520-8707	(956) 581-1725
Fax:			
Contact:	Pat Espericueta	Braulio Rios	Pedro Cantu
Email:	pe5125@aol.com	rbmcontractors@yahoo.com	Pedro.Cantu@pandcllc.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box , ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$18,532.25	\$18,532.25	\$85,000.00	\$85,000.00	\$10,800.00	\$10,800.00
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box , ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$30,000.00	\$30,000.00	\$95,000.00	\$95,000.00	\$48,900.00	\$48,900.00
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMA, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$700.00	\$17,500.00	\$170.00	\$4,250.00	\$338.00	\$8,450.00
9	6 ft tall all hot dipped galvanized chain-link fence site security fence with coiled razor wire including 3-12 ft double gate with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$47.00	\$36,660.00	\$48.00	\$37,440.00	\$32.00	\$24,960.00
10	Remove and Replace Laydown Curb , all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$75.00	\$3,750.00	\$75.00	\$3,750.00	\$50.00	\$2,500.00
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$3.75	\$49,818.75	\$7.00	\$92,995.00	\$9.25	\$122,886.25

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	The 5125 Company	RBM Contractors, LLC.	P&C Utilites and Construction
	3914 Rio Grande Care	2919 N. Kenyon Rd., Ofc-2	1213 Blake St.
City, State:	Edinburg, TX 78541	Edinburg, TX 78542	Mission, TX 78573
Phone:	(956) 583-5125	(956) 520-8707	(956) 581-1725
Fax:			
Contact:	Pat Espericueta	Braulio Rios	Pedro Cantu
Email:	pe5125@aol.com	rbmcontractors@yahoo.com	Pedro.Cantu@pandcllc.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00	\$10,000.00	\$10,000.00
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$15,000.00	\$15,000.00	\$17,500.00	\$17,500.00	\$34,000.00	\$34,000.00
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$2,000.00	\$2,000.00	\$6,500.00	\$6,500.00	\$4,000.00	\$4,000.00

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR

BID NAME/NUMBER: Grant No. 23-152-003-E070

OPEN DATE: September 24, 2025 2:00 PM CST



	The 5125 Company	RBM Contractors, LLC.	P&C Utilites and Construction
	3914 Rio Grande Care	2919 N. Kenyon Rd., Ofc-2	1213 Blake St.
City, State:	Edinburg, TX 78541	Edinburg, TX 78542	Mission, TX 78573
Phone:	(956) 583-5125	(956) 520-8707	(956) 581-1725
Fax:			
Contact:	Pat Espericueta	Braulio Rios	Pedro Cantu
Email:	pe5125@aol.com	rbmcontractors@yahoo.com	Pedro.Cantu@pandcllc.com

No.	DESCRIPTION:	Qty	UOM	Unit Price	Total Unit Price	Unit Price	Total Unit Price	Unit Price	Total Unit Price
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$1,500.00	\$3,000.00	\$16,000.00	\$32,000.00	\$6,500.00	\$13,000.00
16	Removal and disposal of 54 inch Reinforced Concrete Pipe , all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$50.00	\$17,600.00	\$51.00	\$17,952.00	\$21.00	\$7,392.00
17	Removal and disposal of existing storm sewer structures , all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$1,000.00	\$2,000.00	\$7,500.00	\$15,000.00	\$2,000.00	\$4,000.00
Total Amount:				\$911,111.00		\$920,937.00		\$479,508.25	
Addendums				Yes (2)		Yes (2)		Yes (2)	
Number of Days to Complete Work				No Response Entered		160 Calendar Days		No Response Entered	
Bid Bond				Yes		Yes		Yes	

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25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project,

BID NAME/NUMBER: GLO CDBG-DR Grant No. 23-152-003-E070**OPEN DATE:** September 24, 2025 2:00 PM CST

Vendor Name:	Saenz Utility Contractors, LLC.	R&M Construction Development, LLC.	Artillery, LLC.	RDH	2GS, LLC. Dba Earthworks Enterprise
Street address:	22290 N. FM 88	2035 N. Central Ave.	P.O. Box 1074	3149A Center Pointe Dr.	P.O. Box 595
City, State:	Edcouch, TX 78538	Brownsville, TX 78521	Edinburg, TX 78540	Edinburg, TX 78539	Penitas, TX 78576
Phone:		(956) 551-1089	(956) 316-0813	(956) 627-6181	(956) 424-3414
Fax:				(956) 386-0289	
Contact:	Juan Saenz	Manuel Polanco Martinez	Joe Borjas	Yara M. Corbitt, PE,	Humberto Garcia
Email:		rmconstructiondevelopmentllc@gmail.com	Joey@ArtilleryLLC.com	yara@texascordia.com	beto@2gslc.com

DESCRIPTION of FORMS:					
Solicitation Signed	Not Included	Yes	Yes	Yes	Yes
Terms & Conditions Included	Not Included	Yes	Yes	Yes	Yes
Non-Collusive Bidding Certification	Not Included	Yes	Yes	Yes	Yes
Subcontractor(s)/Subconsultant(s)	Not Included	Yes	Yes	Yes	Yes
Pricing Schedule	Yes	Yes	Yes	Yes	Yes
Addenda(s)	Yes (2)	Yes (2)	Yes (2)	Yes (2)	Yes (2)
Gen. Business Questionare	Not Included	Yes	Yes	Yes	Yes
References	Not Included	Yes	Yes	Yes	Yes
CIQ	Yes				Yes
Bid Bond	Yes	Yes	Yes	Yes	Yes

25-711-09-24 / Rehabilitation of La Cuchilla Drainage Project,

BID NAME/NUMBER: GLO CDBG-DR Grant No. 23-152-003-E070**OPEN DATE:** September 24, 2025 2:00 PM CST

Vendor Name:	Venser Contractors, LLC.	G-8 Utilities, LLC	Go Underground	The 5125 Company	RBM Contractors, LLC.	P&C Utilites and Construction
Street address:	10620 Cibolo Dr.	708 N. 38th St.	211 W. Jefferson Ave,	3914 Rio Grande Care	2919 N. Kenyon Rd., Ofc-	1213 Blake St.
City, State:	Edinburg, TX 78542	McAllen, TX 78501	Harlingen, TX 78550	Edinburg, TX 78541	Edinburg, TX 78542	Mission, TX 78572
Phone:	(956) 239-7624	(956) 212-4572	(956) 412-6100	(956) 583-5125	(956) 520-8707	(956) 581-1725
Fax:			(956) 412-6101			
Contact:	Javier Vento	Alejandro Gomez	George Olivares	Pat Espericueta	Braulio Rios	Pedro Cantu
Email:	jvrvento@aol.com	A.GomezG8Utilites@gmail.com	goexcavate@yahoo.com	pe5125@aol.com	rbccontractors@yahoo.com	Pedro.Cantu@pandcllc.com

DESCRIPTION of FORMS:						
Solicitation Signed	Yes	Yes	Yes	Yes	Yes	Yes
Terms & Conditions Included	Yes	Yes	Yes	Yes	Yes	Partial
Non-Collusive Bidding Certification	Yes	Yes	Yes	Yes	Yes	Yes
Subcontractor(s)/Subconsultant(s)	Yes	Yes	Yes	Yes	Yes	
Pricing Schedule	Yes	Yes	Yes	Yes	Yes	Yes
Addenda(s)	Yes (2)	Yes (2)	Yes (2)	Yes (2)	Yes (2)	Yes (2)
Gen. Business Questionare	Yes	Yes	Yes	Yes	Yes	Yes
References	Yes	Yes	Yes	Yes	Yes	Yes
CIQ	Yes	Yes	Yes	Yes	Yes	Yes
Bid Bond	Yes	Yes (Copy)	Yes	Yes	Yes	Yes

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

				P&C Oil Field Service, LLC dba P&C Utilizes and Construction Mission, Texas		RBM Contractors, LLC Edinburg, Texas		The 5125 Company Edinburg, Texas		GO Underground, LLC Harlingen, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits	19,500	SY	\$1.25	\$24,375.00	\$7.00	\$136,500.00	\$10.00	\$195,000.00	\$8.00	\$156,000.00
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$9,100.00	\$36,400.00	\$11,500.00	\$46,000.00	\$3,500.00	\$14,000.00	\$12,300.00	\$49,200.00
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$260.00	\$91,520.00	\$700.00	\$246,400.00	\$1,250.00	\$440,000.00	\$474.16	\$166,904.32
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$150.00	\$22,500.00	\$225.00	\$33,750.00	\$200.00	\$30,000.00	\$28.33	\$4,249.50
5	18" Thick Rock Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$79.00	\$13,825.00	\$188.00	\$32,900.00	\$150.00	\$26,250.00	\$167.29	\$29,275.75
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box, ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$10,800.00	\$10,800.00	\$85,000.00	\$85,000.00	\$18,532.25	\$18,532.25	\$22,850.00	\$22,850.00
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box, ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$48,900.00	\$48,900.00	\$95,000.00	\$95,000.00	\$30,000.00	\$30,000.00	\$23,150.00	\$23,150.00
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMAC, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$338.00	\$8,450.00	\$170.00	\$4,250.00	\$700.00	\$17,500.00	\$97.52	\$2,438.00
9	8 ft tall all hot dipped galvanized chain-link fence site security fence, including 3 - 8 ft double gates with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$32.00	\$24,960.00	\$48.00	\$37,440.00	\$47.00	\$36,660.00	\$86.00	\$67,080.00

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

				P&C Oil Field Service, LLC dba P&C Utilizes and Construction Mission, Texas		RBM Contractors, LLC Edinburg, Texas		The 5125 Company Edinburg, Texas		GO Underground, LLC Harlingen, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
10	Remove and Replace Laydown Curb , all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$50.00	\$2,500.00	\$75.00	\$3,750.00	\$75.00	\$3,750.00	\$28.00	\$1,400.00
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$9.25	\$122,886.25	\$7.00	\$92,995.00	\$3.75	\$49,818.75	\$12.51	\$166,195.35
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00	\$10,000.00	\$10,000.00	\$24,750.00	\$24,750.00
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$34,000.00	\$34,000.00	\$17,500.00	\$17,500.00	\$15,000.00	\$15,000.00	\$11,500.00	\$11,500.00
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$4,000.00	\$4,000.00	\$6,500.00	\$6,500.00	\$2,000.00	\$2,000.00	\$11,500.00	\$11,500.00
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$6,500.00	\$13,000.00	\$16,000.00	\$32,000.00	\$1,500.00	\$3,000.00	\$9,750.00	\$19,500.00
16	Removal and disposal of 54 inch Reinforced Concrete Pipe, all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$21.00	\$7,392.00	\$51.00	\$17,952.00	\$50.00	\$17,600.00	\$24.00	\$8,448.00
17	Removal and disposal of existing storm sewer structures, all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$2,000.00	\$4,000.00	\$7,500.00	\$15,000.00	\$1,000.00	\$2,000.00	\$12,000.00	\$24,000.00
								Not using Doc 7 - Bid Schedule REVISED 9.22.25		Not using Doc 7 - Bid Schedule REVISED 9.22.25	
	AMOUNT IN BID DOCUMENTS:										\$788,387.00
	CALENDAR DAYS TO COMPLETE THIS PROJECT:			No Response Entered		160 calendar days		No Response Entered		120 calendar days	
	GRAND TOTAL OF IMPROVEMENTS				\$479,508.25		\$920,937.00		\$911,111.00		\$788,440.92

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

						G8 Utilities, LLC		Venser Contractors, LLC		2GS LLC dba Earthworks Enterprise		RDH Site and Concrete, LLC	
						McAllen, Texas		Edinburg, Texas		Penitas, Texas		Palmview, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits	19,500	SY	\$10.00	\$195,000.00	\$15.38	\$299,910.00	\$6.50	\$126,750.00	\$15.00	\$292,500.00		
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$15,000.00	\$60,000.00	\$40,000.00	\$160,000.00	\$8,500.00	\$34,000.00	\$10,000.00	\$40,000.00		
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$375.00	\$132,000.00	\$425.00	\$149,600.00	\$460.10	\$161,955.20	\$750.00	\$264,000.00		
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$200.00	\$30,000.00	\$12.00	\$1,800.00	\$47.00	\$7,050.00	\$350.00	\$52,500.00		
5	18" Thick Rock Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$200.00	\$35,000.00	\$85.00	\$14,875.00	\$250.00	\$43,750.00	\$87.50	\$15,312.50		
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box, ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$22,500.00	\$22,500.00	\$10,000.00	\$10,000.00	\$17,708.50	\$17,708.50	\$10,000.00	\$10,000.00		
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box, ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$25,500.00	\$25,500.00	\$20,000.00	\$20,000.00	\$21,164.60	\$21,164.60	\$15,000.00	\$15,000.00		
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMAC, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$200.00	\$5,000.00	\$75.00	\$1,875.00	\$218.00	\$5,450.00	\$38.50	\$962.50		
9	8 ft tall all hot dipped galvanized chain-link fence site security fence, including 3 - 8 ft double gates with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$30.00	\$23,400.00	\$55.00	\$42,900.00	\$41.00	\$31,980.00	\$125.00	\$97,500.00		

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

						G8 Utilities, LLC		Venser Contractors, LLC		2GS LLC dba Earthworks Enterprise		RDH Site and Concrete, LLC	
						McAllen, Texas		Edinburg, Texas		Penitas, Texas		Palmview, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
10	Remove and Replace Laydown Curb , all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$65.00	\$3,250.00	\$30.00	\$1,500.00	\$58.00	\$2,900.00	\$15.00	\$750.00		
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$5.00	\$66,425.00	\$18.00	\$239,130.00	\$10.50	\$139,492.50	\$4.00	\$53,140.00		
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$7,500.00	\$7,500.00	\$25,000.00	\$25,000.00	\$11,000.00	\$11,000.00	\$5,000.00	\$5,000.00		
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$8,500.00	\$8,500.00	\$25,000.00	\$25,000.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00		
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$4,815.00	\$4,815.00	\$3,500.00	\$3,500.00		
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$3,500.00	\$7,000.00	\$1,800.00	\$3,600.00	\$4,280.00	\$8,560.00	\$5,000.00	\$10,000.00		
16	Removal and disposal of 54 inch Reinforced Concrete Pipe, all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$100.00	\$35,200.00	\$50.00	\$17,600.00	\$117.70	\$41,430.40	\$25.00	\$8,800.00		
17	Removal and disposal of existing storm sewer structures, all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$9,000.00	\$18,000.00	\$3,000.00	\$6,000.00	\$4,066.00	\$8,132.00	\$25.00	\$50.00		
						Not using Doc 7 - Bid Schedule REVISED 9.22.25		Not using Doc 7 - Bid Schedule REVISED 9.22.25					
	AMOUNT IN BID DOCUMENTS:												
	CALENDAR DAYS TO COMPLETE THIS PROJECT:			No Response Entered		No Response Entered		275 calendar days		180 calendar days			
	GRAND TOTAL OF IMPROVEMENTS				\$677,775.00		\$1,022,290.00		\$672,138.20		\$874,015.00		

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

						Artillery, LLC		Saenz Utility Contractors, LLC		R&M Construction Development, LLC	
						Edinburg, Texas		Edcouch, Texas		Brownsville, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Site preparation including clearing, grubbing, removal of all organic material, embankment and fine grading, shaping, and compacting to final elevations and grades, covering all disturbed areas as shown on the plans, in accordance with the plans and specifications, complete in place up to the specified limits	19,500	SY	\$11.00	\$214,500.00	\$7.00	\$136,500.00	\$1.60	\$31,200.00		
2	Hydromulch Permanent Stabilization two step process for all areas disturbed as shown in the plans and specifications, including the necessary irrigation and watering until 70% stabilization, all complete in place per acre for	4	Acre	\$4,000.00	\$16,000.00	\$8,500.00	\$34,000.00	\$4,974.90	\$19,899.60		
3	60" ASTM C76 Class III Reinforced Concrete Pipe with rubber gasket joint, ALL DEPTHS, including trench excavation, trench protection, bedding and backfill compaction, and pavement repair where applicable as per the plans and specifications, complete in place per LF for	352	LF	\$500.00	\$176,000.00	\$430.00	\$151,360.00	\$437.99	\$154,172.48		
4	5" Thick Cast-in-Place Reinforced Concrete Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, removal and disposal of existing concrete riprap, all complete in place as per the plans and specifications, complete in place per SF for	150	SF	\$40.00	\$6,000.00	\$285.00	\$42,750.00	\$68.04	\$10,206.00		
5	18" Thick Rock Rip/Rap, constructed to the plan limits shown on the plans including footings, drainage water management, all complete in place as per the plans and specifications, complete in place per SY for	175	SY	\$200.00	\$35,000.00	\$280.00	\$49,000.00	\$207.05	\$36,233.75		
6	7' x 5' Reinforced Concrete Pre-Cast Junction Box, ALL DEPTHS, monolithic structure with pre-cast floor and orifices, manhole lid and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$15,000.00	\$15,000.00	\$16,550.00	\$16,550.00	\$8,952.55	\$8,952.55		
7	7' x 5' Reinforced Concrete Cast in Place Conflict Box, ALL DEPTHS, monolithic structure including steel split casing, grout, seals, manhole ring and cover, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$20,000.00	\$20,000.00	\$19,780.00	\$19,780.00	\$26,984.81	\$26,984.81		
8	Pavement Repair/Reconstruction including removal and disposal of existing asphalt, 2" HMAC, 8" Compacted Stabilized Flexible Base, 6" compacted subgrade, concrete curb and gutter, all complete in place as per the plans and specifications, complete in place per SY for	25	SY	\$150.00	\$3,750.00	\$225.00	\$5,625.00	\$215.13	\$5,378.25		
9	8 ft tall all hot dipped galvanized chain-link fence site security fence, including 3 - 8 ft double gates with lock and incidentals all complete in place as per the plans and specifications, complete in place per LF for	780	LF	\$100.00	\$78,000.00	\$55.00	\$42,900.00	\$59.70	\$46,566.00		

BID TABULATION
REHABILITATION OF LA CUCHILLA DRAINAGE PROJECT
GLO PROJECT NO. 23-152-003-E071
BID NO.: 25-711-09-24
MISSION, TEXAS

BIDS OPENED: Wednesday, September 24, 2025

				Artillery, LLC		Saenz Utility Contractors, LLC		R&M Construction Development, LLC	
				Edinburg, Texas		Edcouch, Texas		Brownsville, Texas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
10	Remove and Replace Laydown Curb , all complete in place as per the plans and specifications, complete in place per LF for	50	LF	\$50.00	\$2,500.00	\$61.00	\$3,050.00	\$28.08	\$1,404.00
11	Excavation for Detention Pond including stockpiling of earthen material at location, all to the limits, depths and dimensions all complete in place as per the plans and specifications, complete in place per CY for	13,285	CY	\$20.00	\$265,700.00	\$13.50	\$179,347.50	\$8.25	\$109,601.25
12	Temporary Erosion Control Devices , all complete in place including but not limited to all required permits, preparation and implementation of SWPPP, management by the Contractor and the required submittals all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$12,500.00	\$12,500.00	\$4,500.00	\$4,500.00	\$9,745.23	\$9,745.23
13	Traffic Control Management prepared by a Registered Professional Engineer in the state of Texas for the Traffic Control Plan, including the installation of Temporary Traffic Signs and Pavement Markings meeting Texas MUTCD Standard Requirements, all complete in place as per the plans and specifications, complete in place for lump sum of	1	LS	\$12,500.00	\$12,500.00	\$7,000.00	\$7,000.00	\$16,062.46	\$16,062.46
14	Water service connection repair from 8 inch main to property line, all depths including all necessary 1 1/2" service line relocation and reconnection of existing meter including all necessary fittings, adaptors, all complete in place as per the plans and specifications, complete in place per each for	1	EA	\$5,000.00	\$5,000.00	\$4,500.00	\$4,500.00	\$3,731.18	\$3,731.18
15	Sanitary Sewer Service connection repair Tie-in to main, All Depths, with connection pipe diameters as per the plans, all as shown on the plans, including 6 inch diameter SDR 26 PVC sanitary sewer line for length indicated in the plans, clean out, concrete apron, connectors, grouting, backfill, repair of landscape area and irrigation system all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$7,500.00	\$15,000.00	\$4,000.00	\$8,000.00	\$5,472.39	\$10,944.78
16	Removal and disposal of 54 inch Reinforced Concrete Pipe, all sizes and depths, all complete in place as per the plans and specifications, complete in place per LF for	352	LF	\$40.00	\$14,080.00	\$110.00	\$38,720.00	\$80.73	\$28,416.96
17	Removal and disposal of existing storm sewer structures, all sizes and depths, all complete in place as per the plans and specifications, complete in place per each for	2	EA	\$5,000.00	\$10,000.00	\$3,800.00	\$7,600.00	\$2,015.21	\$4,030.42
						Not using Doc 7 - Bid Schedule REVISED 9.22.25			
	AMOUNT IN BID DOCUMENTS:				\$901,530.00				
	CALENDAR DAYS TO COMPLETE THIS PROJECT:			210 calendar days		No Response Entered		120 calendar days	
	GRAND TOTAL OF IMPROVEMENTS				\$901,530.00		\$751,182.50		\$523,529.72



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Authorization to Extend Bank Depository Services Contract with Texas National Bank Related to RFP 21-441-09-15– Roman

NATURE OF REQUEST:

The City's current Bank Depository Services contract with Texas National Bank is set to expire on November 27, 2025. The City has recently solicited proposals for new banking services and is in the process of evaluating submissions.

As evaluations are still underway and will be presented to City Council for consideration at the scheduled meeting on November 12, 2025, staff recommends extending the existing contract with Texas National Bank for an additional three (3) months beyond the expiration date.

City staff have met with representatives from Texas National Bank, who have expressed their willingness to continue services under the current terms. Upon Council approval, a formal letter will be sent to the bank confirming the extension, with no changes to service levels or banking fees.

BUDETED: _____ **FUND:** All city funds **ACCT. #:** _____

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

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 28, 2025

PRESENTED BY: Juan Pablo “JP” Terrazas, Co-Interim City Manager

AGENDA ITEM: Approval of Resolution # _____ of the City Council of the City of Mission, Texas, Supporting an Educational Campaign Regarding Proposition 4 to amend the Texas Constitution to dedicate a portion of revenue derived from State Sales and Use Taxes to the Texas Water Fund – Terrazas

NATURE OF REQUEST:

During the 89th Legislative Session, the Texas Legislature passed a proposed constitutional amendment—Proposition 4—that would dedicate a portion (up to one billion dollars) of state sales and use tax revenue annually for up to 20 years to the Texas Water Fund. Approval of Proposition 4 would not create new taxes or fees, but instead dedicate existing surplus revenue to strengthen critical water and drainage infrastructure across the state, following a model similar to transportation funding initiatives. Funds administered by the Texas Water Development Board would be available to Texas cities, including the City of Mission, to support long-term investments in water, wastewater, and flood resilience infrastructure.

The City Council hereby expresses its strong support for the educational campaign regarding Proposition 4, which is on the ballot for the November 4, 2025 election. The Council encourages all Mission residents to review the proposed constitutional amendment, consider its benefits to the region and the state, and participate in the upcoming election. Early Voting locations are at Bannworth Gym and Parks and Recreation Center from 7 a.m. to 7 p.m. until Friday, October 31, 2025 and 7 a.m. to 7 p.m. on election day.

BUDGETED: No **FUND:** _____ **ACCT. #:** _____

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

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
SUPPORTING AN EDUCATIONAL CAMPAIGN REGARDING PROPOSITION 4 TO
AMEND THE TEXAS CONSTITUTION TO DEDICATE A PORTION OF REVENUE
DERIVED FROM STATE SALES AND USE TAXES TO THE TEXAS WATER FUND**

WHEREAS, the City of Mission recognizes the importance of maintaining reliable and sustainable water resources to meet the needs of residents, agriculture, and industry, while supporting continued growth and economic development; and

WHEREAS, the City of Mission works in partnership with regional and state entities, including counties, drainage districts, and water authorities, to address ongoing challenges related to water supply, wastewater management, drainage, and flood mitigation; and

WHEREAS, the Rio Grande Valley continues to experience rapid population and economic growth, increasing the demand for long-term investment in water infrastructure and resilience; and

WHEREAS, the State of Texas has identified significant water supply gaps in the Rio Grande Basin and the Lower Rio Grande Valley region over the next 50 years, underscoring the need for continued funding for regional water projects; and

WHEREAS, the Texas Water Development Board (“TWDB”) plays a key role in providing financial and technical assistance for projects that improve water availability, quality, and infrastructure resiliency across the state; and

WHEREAS, ensuring a dependable and sustainable water supply is essential to public health, economic stability, and the overall well-being of the City of Mission and the State of Texas; and

WHEREAS, the Texas Legislature has taken proactive steps to strengthen the state’s water future through the creation of the State Water Implementation Fund for Texas, the State Water Implementation Revenue Fund for Texas, and the Texas Water Fund; and

WHEREAS, in November 2023, Texas voters approved Proposition 6, providing a one-time \$1 billion investment into the Texas Water Fund to enhance statewide water supply and infrastructure; and

WHEREAS, during the 89th Legislative Session, the Texas Legislature passed a proposed constitutional amendment—Proposition 4—that would dedicate a portion (up to one billion dollars) of state sales and use tax revenue annually for up to 20 years to the Texas Water Fund; and

WHEREAS, approval of Proposition 4 would not create new taxes or fees, but instead dedicate existing surplus revenue to strengthen critical water and drainage infrastructure across the state, following a model similar to transportation funding initiatives; and

WHEREAS, funds administered by the Texas Water Development Board would be available to Texas cities, including the City of Mission, to support long-term investments in water, wastewater, and flood resilience infrastructure;

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

SECTION 1. The City Council hereby expresses its strong support for the educational campaign regarding Proposition 4, which will appear on the ballot for the November 4, 2025 election. The Council encourages all Mission residents to review the proposed constitutional amendment, consider its benefits to the region and the state, and participate in the upcoming election.

SECTION 2. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED THIS 28th DAY OF OCTOBER, 2025.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary