



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Maria E. Salinas
Jermias Tezcucaro
Hilda Flores
Irma Flores Lopez
Stanley Farosa
Aaron Balli
Laura Martinez
Mario Salinas
Monico Vasquez
Richard Lackland
Rick Lopez
Sonia Romero
Patricia Rey
David Maqueda
Antonio Padilla
Deisy Garza
Crystal Reyes
Sue Duleba
Wade Shiba
Victor Parra
Hector Ranguillo
Salvador Morales
Dorance Cuba

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Xavier Cervantes, Planning Director
Steven Kotsatos, Health Director
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Susie De Luna, Assistant Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Director
Michael Elizalde, Dir. of Grants & Strategic Dev.
Joel Chapa, Police Officer
Mike Fernuik, Golf Course Director
Humberto Garcia, Media Relations
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Recreation Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:34 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilman Alberto Vela led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

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

PRESENTATIONS**1. Proclamation - Rotary International 120th Anniversary – Carrillo**

Mayor Pro Tem Plata moved to approve the Proclamation- Rotary International 120th Anniversary. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

Councilwoman Jessica Ortega joined the meeting at 3:40 p.m.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: Lunch & Learn: Navigating I-9 forms February 26th, SBDC: From Logos to Colors February 27th, Commerce Conversations Podcast, Season 1, Episode 5 February 28th, Ribbon Cutting: Peter Jaramillo Insurance March 4th, Winter Texan Fiesta March 7th, Lunch & Learn: Business and End of Life Preparations March 12th, Women's History Month Celebration & Market March 26th

3. Departmental Reports – Perez

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

4. Citizen's Participation – Garza

Esther Salinas, 3318 N. Compton Drive, spoke in reference to item 21. She voiced her opposition to the rezoning from agricultural to residential. Ms. Salinas stated that at the time the rezoning request was presented, there was a petition signed with the majority being opposed. Her concern was the increase in traffic as well as Compton Drive being Historic.

CONSENT AGENDA

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

5. Approval of Minutes – Carrillo

Regular Meeting – February 10, 2025

6. Acknowledge Receipt of Minutes – Perez

Speer Memorial Library Board – December 10, 2024

Youth Advocacy Advisory Board – January 14, 2025

Boys & Girls Club Board of Directors – January 14, 2025

Shary Golf Advisory Board – January 8, 2025

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

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

8. Board Appointments – Texas Citrus Fiesta Board of Directors – Carrillo

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

9. Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2025 Elections – Carrillo

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

The 2025 Elections are:

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

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

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

10. Approval of Resolution # 1959 supporting the proposed Mission Housing Authority Conway Village, Ltd. application to the Texas Department of Housing and Community Affairs – Carrillo

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

RESOLUTION NO. 1959

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

Mayor Garza asked to remove item 10 from the list and be discussed individually.

Mayor Pro Tem Plata moved to approve all consent agenda items 5 thru 10 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Mayor Pro Tem Plata moved to approve item 10. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

PUBLIC HEARING

11. Public Hearing in accordance with TEX. LOC. GOV'T CODE § 372.009 to consider the advisability of the improvements and the establishment of the Cimarron Public Improvement District (the "District") as set forth in a petition received by the City from property owners within the proposed District requesting the City to establish the District over certain property described in the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, in the City of Mission, Hidalgo County, Texas, and authorize the improvements referenced therein – Perez

Consideration of and possible action of Resolution # 1960 by the City Council of the City of Mission, Texas, making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code – Perez

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

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

Staff and City Manager recommended approval.

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

David Earl, Attorney representing Cimarron's HOA, gave a brief presentation of the property that had been acquired by the City of Mission as well as future plans for the land.

Ann Camaiillo, a member of Cimarron's HOA, was thankful for the council's support for this endeavor and was looking forward to working with the City of Mission towards rebuilding the country club and golf course.

Enrique Castro, resident of Cimarron, was thankful to have such qualified individuals on the city's council. He's thankful for the rebuilding of the golf course and was also willing to work with the City of Mission on this project.

Mayor Pro Tem Plata moved to close the Public Hearing. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

Mayor Pro Tem Plata moved to approve the Resolution # 1960 by the City Council of the City of Mission, Texas, making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code. Motion was seconded by Councilwoman Gerlach and approved 4-0, with Mayor Pro Tem Plata abstaining.

RESOLUTION NO. 1960

A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, MAKING CERTAIN FINDINGS PERTAINING TO THE ADVISABILITY OF THE ESTABLISHMENT OF THE CIMARRON PUBLIC IMPROVEMENT DISTRICT AND THE IMPROVEMENTS PROPOSED TO BE FINANCED WITHIN

SUCH DISTRICT PURSUANT TO CHAPTER 372, SECTIONS 372.006 AND 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR MATTERS RELATING THERETO

PLANNING & ZONING RECOMMENDATIONS

12. Rezoning: A 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision, from (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Obed Matus, and Adoption of Ordinance#5599 - Cervantes

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

Staff and City Manager recommended approval.

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

Crystal Reyes, 1511 W. 28th Street, stated that she had no issue with single family homes, but they did not want townhomes in the area. She felt that bringing in 30-40 townhomes would make the area unsafe.

Yolanda Matus, owner of the property, had been trying to sell this property since 2022 and has been unable to. The proposed buyer has stated that they plan to make a nice neighborhood with homes and she believes that they will do that.

Daisy Garza, 1514 W. 20th Street, was opposed to the rezoning requested. Her main concerns were that the area would become overpopulated and there would be a high increase in traffic.

Gregorio Villarreal, Realtor, confirmed that the property had been on the market since 2022. He said the buyer/builder, Imperio Homes, was proposing a nice neighborhood and based on their previous work, he believed they would be nice homes.

Jorge Valdez, buyer/builder of property, stated that the plan for the land was to subdivide it to create lots for 30 homes. They will not be building townhomes in the area nor any type of multi-family homes. This property would belong to one builder and only they would be constructing the homes in the area.

Mayor Garza asked Mr. Xavier Cervantes, Planning Director, why it was being requested to have the property rezoned to R-1T (Townhouse Residential).

Mr. Cervantes stated that it was being done this way so that they could create smaller lots. The rezoning would accommodate the single-family housing that was being proposed by the builder.

Mayor Garza asked that on the subdivision plat they placed a condition that no walls could be shared by any of the homes.

Mayor Pro Tem Plata moved to approve the Rezoning: A 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision, from (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Obed Matus, and Adoption of Ordinance#5599. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5599

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A 5.98 ACRE TRACT OF LAND LYING IN LOT 97, MISSION

ACRES SUBDIVISION, (AO-I) AGRICULTURAL OPEN INTERIM TO
(R-1T) TOWNHOUSE RESIDENTIAL

13. Rezoning: A 3.91 acre tract of land out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision, from PUD(AO-I) Agricultural Open Interim to PUD(R-1) Single Family Residential, Carlos Andrade, and Adoption of Ordinance#5600 - Cervantes

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

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Rezoning: A 3.91 acre tract of land out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision, from PUD(AO-I) Agricultural Open Interim to PUD(R-1) Single Family Residential, Carlos Andrade, and Adoption of Ordinance#5600. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5600

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

14. Rezoning: The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland, from (AO-I) Agricultural Open Interim to (C-3) General Business, Claudia A. Delgado Lopez, and Adoption of Ordinance#_____ - Cervantes

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

Staff and City Manager recommended denial.

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

Bethany Ross stated that the business they were proposing for this lot was for a non-emergency ambulance service. They would not be using any lights or sirens. She mentioned one of the concerns was the disposal of trash; however, she stated that they had not had any issues to date.

Randy Perez, 2311 Woodland Drive Lot 29, was in opposition of this request. He stated that a petition has been signed by those residents affected in which 38% were opposed to the

rezoning. Mr. Perez stated that this rezoning request was not consistent with the adjacent commercial properties or the future land use map.

Virginia Aguilera, owner of property adjacent to this lot, was also in opposition of this request. The neighbors surrounding this property did not want for it to be rezoned to commercial. If this business were to close, that would leave it open for any type of business to come in there.

Bethany Ross, states that the traffic would not be affecting the residents in the area due to their backyards facing the property.

Mayor Pro Tem Plata moved to deny the Rezoning: The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland, from (AO-I) Agricultural Open Interim to (C-3) General Business, Claudia A. Delgado Lopez. Motion was seconded by Councilman Vela and denied unanimously 5-0.

15. Rezoning: The East 6 acres of Lot 2, in MRS. E.V. Flores Subdivision, 2501 Leonor Street, from (AO-P) Agricultural Open Permanent to (R-3) Multi-Family Residential, RST Las Fuentes, LP, and Adoption of Ordinance#5601- Cervantes

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

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Rezoning: The East 6 acres of Lot 2, in MRS. E.V. Flores Subdivision, 2501 Leonor Street, from (AO-P) Agricultural Open Permanent to (R-3) Multi-Family Residential, RST Las Fuentes, LP, and Adoption of Ordinance#5601. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5601

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

16. Conditional Use Permit: Home Occupation – Rae's Esthetics, 508 N. Los Ebanos, A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57, R-1, Laura Martinez, Adoption of Ordinance #5602 - Cervantes

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

Staff and City Manager recommended approval.

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

Laura Martinez, owner of the property, stated that her mother used to have this type of business on this location, and they would like to reopen it. Services would be provided by appointment only so they would not have too much traffic.

Councilwoman Ortega moved to approve the Conditional Use Permit: Home Occupation – Rae's Esthetics, 508 N. Los Ebanos, A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57, R-1, Laura Martinez, Adoption of Ordinance #5602. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5602

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

17. Conditional Use Permit: To Place a Mobile Food Truck, 1931 N. Conway Avenue, Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, C-3, Patricia Rey, Adoption of Ordinance #5603 - Cervantes

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

Staff and City Manager recommended approval.

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

Patricia Rey, owner, stated that she already had two businesses and would like to place the mobile food truck in between the two.

Councilwoman Ortega asked Mr. Cervantes if there was a way to keep track of or set a limit to the number of mobile food trucks that could be permitted within the city.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: To Place a Mobile Food Truck, 1931 N. Conway Avenue, Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, C-3, Patricia Rey, Adoption of Ordinance #5603. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5603

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

18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II, 2513 Victoria Avenue, Lot 2, Hampton Inn & Suites, C-3, RGV Padel Club II, LLC (c/o Hector Ronquillo), Adoption of Ordinance #5604 and Wet Zone Ordinance # 5605 - Cervantes

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

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II, 2513 Victoria Avenue, Lot 2, Hampton Inn & Suites, C-3, RGV Padel Club II, LLC (c/o Hector Ronquillo), Adoption of Ordinance #5604 and Wet Zone Ordinance # 5605. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5604

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

ORDINANCE NO. 5605

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

19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco's Burgers & More, 2507 & 2509 E. Griffin Parkway, Lots 3 & 4, Block 2 Tierra Grande Commercial Plaza Subdivision, C-3, CGS Enterprises, LLC, Adoption of Ordinance #5606- Cervantes

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

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco's Burgers & More, 2507 & 2509 E. Griffin Parkway, Lots 3 & 4, Block 2 Tierra Grande Commercial Plaza Subdivision, C-3, CGS Enterprises, LLC, Adoption of Ordinance #5606 for life of use. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5606

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

20. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites, 2600 E. Griffin Parkway, Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision, C-3, Southern Pour Sips & Bites, LLC, Adoption of Ordinance #5607 - Cervantes

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located between Hackberry

Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites, 2600 E. Griffin Parkway, Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision, C-3, Southern Pour Sips & Bites, LLC, Adoption of Ordinance #5607 for life of use. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5607

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – SOUTHERN POUR SIPS & BITES, 2600 E. GRIFFIN PARKWAY,
BEING A 1.04 ACRE TRACT OF LAND OUT OF LOT 246, JOHN H. SHARY SUBDIVISION

APPROVALS AND AUTHORIZATIONS

21. Preliminary & Final Plat Approval Subject To Conditions: Trosper Creek Subdivision, Being a 8.21 gross acre tract of land, more or less, out of portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 & 43, all out of Bell-Woods Co.'s Subdivision "C", R-2, Developer: Raymundo Platas, Engineer: Salinas Engineering & Assoc. – Cervantes

On February 19, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Trosper Creek Subdivision. The subject site was located at approximately 660' North of Mile 2 North Road along the East side of Trosper Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza stated that she would like to discuss this item in executive session.

At 4:00 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Upon conclusion of Executive Session for item 21 at 4:08 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Mayor Pro Tem Plata moved to approve the Preliminary & Final Plat Approval Subject To Conditions: Trosper Creek Subdivision, Being a 8.21 gross acre tract of land, more or less, out of portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 & 43, all out of Bell-Woods Co.'s Subdivision "C", R-2, Developer: Raymundo Platas, Engineer: Salinas Engineering & Assoc without any variances or changes to the plat. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

22. Final Plat Approval: Sendero Phase IB Subdivision, Being a re-subdivision of 17.090 acres of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. – Cervantes

The subject site was located at approximately 397' West of S. Inspiration Road and along the south side of Mile One South Road adjacent to and extending from Sendero Phase I A Subdivision. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Final Plat Approval: Sendero Phase IB Subdivision, Being a re-subdivision of 17.090 acres of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

23. Request by Cabe Investments, LP. to establish a Letter of Credit for the Misiones de San Jorge Subdivision to enable recording process of the subdivision without having all the utilities completed – Cervantes

On February 4, 2025, staff received a request by Mario Salinas - Engineer of MAS Engineering and Cesar Cabello – President of Cabe Investment LP. to have the City Council consider allowing them to establish a Letter of Credit in the amount of \$215,879.75 for Las Misiones de San Jorge Subdivision in lieu of installing utilities and payment of subdivision related fees prior to the recording of the proposed Las Misiones de San Jorge Subdivision Phase II. The purpose of getting the plat recorded was so that they could sell and construct multi-family structures, do the infrastructure, and complete Phase II at the same time.

Staff and City Manager were seeking direction.

Mayor Pro Tem Plata asked how long it would take for them to do the infrastructure in the area and stated that he did not feel comfortable with them selling lots prior to having infrastructure in place.

Gabriel Guerrero, developer for the area, stated that it should take about 15 days after recording the subdivision.

Mayor Garza asked if this was a way of acquiring the necessary funds by selling the lots to finish the infrastructure and other items.

Mario Salinas, MS Engineering, stated that they were trying to acquire the Letter of Credit so that they could collect funds from the buyers to finish the project. He thought that it would take about a month or month and a half after receiving the letter of credit to be able to complete the infrastructure.

Mayor Pro Tem Plata moved to deny the Request by Cabe Investments, LP. to establish a Letter of Credit for the Misiones de San Jorge Subdivision to enable recording process of the subdivision without having all the utilities completed. Motion was seconded by Councilman Vela and denied unanimously 5-0.

24. Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I, Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland, R-3, Developer: Cabe Investments, LP, Engineer: MAS Engineering, LLC, - Cervantes

On February 19, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Las Misiones de San Jorge Subdivision Phase I. The subject site was located along the south side of Military Parkway, approximately 400' west of F.M.

1016 (Conway Avenue). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza stated that they either take no action on this item or deny it since the previous item was denied, and this request was contingent on item 23.

Mayor Pro Tem Plata moved to deny the Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I, Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland, R-3, Developer: Cabe Investments, LP, Engineer: MAS Engineering, LLC. Motion was seconded by Councilman Vela and denied unanimously 5-0.

25. Authorization to extend 2nd Year renewal with Core & Main for Waterline Maintenance Supplies for the Public Works Department – Terrazas

The City of Mission entered into an agreement with Core & Main for Waterline Maintenance Supplies. The contract term was for one year with two one-year renewal options. Orders would be placed on an as needed basis for a one-year base term with a 7% increase. This would extend Bid No. 23-171-01-11 from February 23, 2025 through February 24, 2025.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to extend 2nd Year renewal with Core & Main for Waterline Maintenance Supplies for the Public Works Department. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

26. Authorization to Extend First One-Year renewal option with J&E Lift Station Services and Hill-Tex Electric for Electrical Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant, Industrial Pre-Treatment Plant, and Water Distribution Division – Terrazas

Staff was seeking authorization to exercise the First One-Year Renewal Option for Electrical Repair & Maintenance Services with J&E Lift Station Services and Hill-Tex Electric. J&E Lift Station Services provided the regular repairs and Hill-Tex Electric the emergency repairs. The Contract term was for one (1) year with the option to renew for two additional one-year renewals. The performance of electrical repairs and maintenance would be on a “as needed” basis for electrical repairs and maintenance at the Water Treatment Plants, Wastewater Treatment Plant, & Water Distribution Division. The agreement would extend Bid No: 24-246-02-12 from March 4, 2025 through March 3, 2026. Prices would remain the same.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Extend First One-Year renewal option with J&E Lift Station Services and Hill-Tex Electric for Electrical Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant, Industrial Pre-Treatment Plant, and Water Distribution Division. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

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

The City of Mission had accepted and opened 2 proposals for the construction of a water well at Shary Municipal Golf Course. Staff recommended awarding the construction proposal to J4

Waterworks, LLC, who had the lowest responsible proposal meeting all specifications in the amount of \$128,497.32. RFP #25-268-02-12.

This item would be placed on the MEDC Agenda for approval of the awarded vendor by the MEDC Board at their next meeting on Wednesday, February 26, 2025. The MEDC Board approved golf course improvement project funding as a part of their budget process on August 28th, 2024.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award Proposal for the Construction of a Water Well at Shary Municipal Golf Course in the amount of \$128,497.32 subject to approval by MEDC Board. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

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

Based on evaluation of service quality and cost analysis, staff was seeking authorization to terminate the current contract lease for copier machines with Kyocera Document Solutions Southwest, LLC (base term end date of March 9, 2025) to avoid automatic contract renewal and amend current Lease of Copiers with Total Imaging Solution, Inc. to add the ten (10) machines combining all copiers under one contact by way of TX-DIR-CPO-4439 Cooperative Contract. The ten (10) machines would be replaced with new advanced machines. In addition to the ten (10) machines, an eleventh machine would be added to the Animal Shelter and color upgrade to the current B&GC machine. Cost savings as follow: 10 machine to 10 machine 60 month to 60 month. Total Imaging Solutions, Inc \$1,436.28 per month VS Kyocera Document Solutions SW, LLC \$1,650.00 (avg) per month (maintenance is overage with Kyocera but included with TIS \$1,436.28) 60-month saving is \$1,650.00 – \$1,436.28 = \$213.27 per month or \$12,823.20 for the contract.

Adding 11th color machine and upgrading B&GC to color: Price is \$1593.33 a true saving of \$3,173.562 for the 56-month Co-Term Lease.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to terminate the current Contract Lease of Copiers with Kyocera Document Solutions Southwest, LLC and Amend Lease of Copiers Contract with Total Imaging Solutions, Inc., to add eleven (11) machines via TX DIR-CPO-4439 Cooperative Contract. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

ROUTINE MATTERS

City Manager Comments – Swearing in Ceremony for Fire Chief Mike Silva on February 27th at 5:30 p.m. at City Hall.

City Council Comments - None

Mayor's Comments - None

At 5:24 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 5:53 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilman Vela and approved unanimously 5-0.

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

No Action

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

No Action

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

Mayor Pro Tem Plata moved to appoint Mayor Garza and Councilman Vela as part of the negotiation team with Mission Firefighters Association, IAFF Local 3609. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ADJOURNMENT

At 5:53 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary