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## **MINUTES**

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

### **ALSO PRESENT:**

Karen Prewitt

### **STAFF PRESENT:**

Anais Chapa, Assistant City Secretary  
Juan Pablo Terrazas, Asst. City Manager  
Andy Garcia, Assistant City Manager  
Belen Guerrero, MEDC COO  
Vidal Roman, Finance Director  
Alex Hernandez, Assistant Planning Director  
Xavier Cervantes, Planning Director  
Abram Ramirez, IT Director  
Yenni Espinoza, Library Director  
Edgar Gonzalez, Engineer  
Cesar Torres, Chief of Police  
Ruben Hernandez, Media Relations  
Brad Bentsen, Parks & Rec Director  
Michael Fernuik, Golf Director  
Judith E. Garcia, Deputy Media Relations Dir.  
Sydney Hernandez, Media Relations Director  
Humberto Garcia, Media Relations  
Michael Elizalde, Dir. Of Grants & Strategic Dev.  
Noemi Munguia, Human Resources Director  
Antonio Moctezuma, Police Officer  
Rey Medrano, 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 3:35 p.m.

### **INVOCATION AND PLEDGE ALLEGIANCE**

Councilwoman Jessica Ortega led the invocation and Pledge of Allegiance

## **DISCLOSURE OF CONFLICT OF INTEREST**

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

## **PRESENTATIONS**

### **1. Recognition of EMS Paramedics by DHR Health for Life-Saving Efforts – Hernandez**

Sydney Hernandez, Media Relations Director, introduced representatives from DHR Health who were in attendance to recognize two of our Medic team members. Lt. Pilar Garcia & Firefighter Paramedic Oscar Lopez were recognized for their life-saving efforts. Their quick response helped save a life.

### **2. Proclamation - Honoring Judge Mauro Reyna – Wehrmeister**

Councilwoman Ortega moved to approve the Proclamation – Honoring Judge Mauro Reyna. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 4-0.

### **3. Report from Mission Economic Development Corporation - Teclo Garcia**

Belen Guerrero, MEDC COO, gave an update on the operations of the Mission Economic Development Corporation. They recently hosted a Commercial & Investment tour where the new developments, especially on the south side of town, were showcased. This coming Friday, they would be announcing and awarding the Ruby Red Ventures grant winners.

### **4. Quarterly Report by Ambulance Board on EMS - Tim Brown**

Tim Brown, Ambulance Board Chairman, gave the quarterly report from the Ambulance Board in regards to EMS. He said it was an honor to be serving and the EMS program had been growing and doing an excellent job. The Mission Fire Department is kept busy with calls. Patients are transported to the nearest care facility with most being transported to Mission Hospital. There were currently four medic units and at the moment they were trying to monitor the areas that had higher traffic. The average response time for an ambulance service was 11 minutes; however, our department was currently averaging six minutes and 47 seconds. There have been times when Mission has been unable to respond due to having overlapping calls. This was the reason why they were requesting additional units. Emergicon, the billing company for Mission EMS, stated that Mission had been doing an excellent job and they had been able to collect \$1.5 million.

Mayor Pro Tem Plata joined the meeting at 3:56 p.m.

### **5. Departmental Reports – Perez**

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

### **6. Citizen's Participation on Specific Agenda Items – Garza**

Karen Prewitt, 2101 Mauve, was present to speak in reference to agenda item 29. Ms. Prewitt gave council a folder with documents regarding the item. She was in opposition of the request and asked that it be denied due to not having a single plot on the plat that met the 5,000 square foot requirement. There were also already issues in the area with parking. Again, she asked that due to non-compliance and the strain on street parking, the council deny this request and ask the developer to revise the plat to accommodate the requirements.

## **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*

### **7. Approval of Minutes – Carrillo**

Regular Meeting – May 27, 2025

### **8. Acknowledge Receipt of Minutes – Perez**

Cimarron Public Improvement District – March 31, April 14, 2025

Mission Economic Development Corporation – April 16, 2025

Mission Redevelopment Authority – April 22, 2025

Mission Tax Increment Reinvestment Zone – April 22, 2025

Mission Civil Service – April 9, 2025

Ambulance Board – February 26, 2025

### **9. Authorization to Purchase 3 Portable Radios for our New Firefighters from Motorola Solutions through South Texas Communications via HGAC Contract # RA05-21 at a Total Cost of \$29,820.09 – Silva**

The Mission Fire Department was seeking authorization to purchase 3 portable radios for our new firefighters from Motorola Solutions through South Texas Communications via HGAC Contract #RA05-21 at a total cost of \$29,820.09. This purchase was necessary to ensure that the new personnel are equipped with reliable communication tools essential for their safety and effective emergency response. Effective radio communication was a critical component of firefighter safety and coordination, especially in high-risk and rapidly evolving environments. As our department expanded to meet growing service demands, it was vital that each firefighter was fully equipped with the proper tools to perform their duties safely and efficiently.

### **10. Authorization to reject and re-solicit bids for the construction and installation of elevator at 1301 E. 8th Street – Terrazas**

The City of Mission received two (2) bids for the construction and installation of an elevator at 1301 E. 8th Street; however, both bids exceeded the allocated project budget. To promote broader vendor participation and secure more competitive pricing, staff recommended rejecting the current bids and authorizing the re-solicitation of the project.

### **11. Authorization to Solicit for Bids for the purchase of Meter Connect Supplies for Public Works Water Distribution – Terrazas**

The City of Mission was in contract with Core & Main LP (Bid No. 24-452-06-05) from July 3, 2024 through July 2, 2025. Staff was seeking authorization to solicit bids for the purchase of Meter Connect Supplies for Public Works Water Distribution. Meter Connect Supplies were needed by the Public Works Department.

### **12. Authorization to purchase RAS Pump from Lewis Electric Motors & Pumps for Public Works Wastewater Treatment Plant via Buy Board # 672-22 in the amount of \$39,108.80 – Terrazas**

Staff was seeking authorization to purchase WEMCO SFF10 Bare Pump Replacement via Buy Board # 672-22 from Lewis Electric Motors & Pumps. Bare Pump Replacement would be used as a Backup RAS Pump System for Wastewater Treatment Plant.

**13. Approval for Installation of Lions Park Literacy Project Story Walk Pedestals – Bentsen**

Seeking approval for installation of Literacy Project Story Walk Pedestals at Lions All Inclusive Park Walking Trail as approved by Parks Advisory Board, April 8, 2025. Project to be funded thru private donations secured by Dr. Isaias C. Rodriguez and installed by Parks Department. Upon review by committee of 3 members, consisting of 1 member each from Parks Advisory Board, Speer Memorial Library Advisory Board and Mission Lions Club, short children's story books authored by local authors are to be installed and replaced quarterly.

**14. Approval of Resolution #1991 Regarding Waterline Access Agreement with the Sharyland Water Supply Corporation within City of Mission's ETJ for the proposed Hibiscus Heights Subdivision, located approximately 1,280 feet South of 4 Mile Road on the West side of Trosper Road. – Cervantes**

The proposed Hibiscus Heights Subdivision is a 9.988 acre tract of land out of and forming part or portion of Lot 35-4, West Addition to Sharyland Subdivision, within the service area of the Sharyland Water Supply Corporation and within the City of Mission's ETJ. Sharyland Water Supply Corporation had adequate-sized water lines to support fire hydrants in the area and requires an agreement be entered between the Corporation, the property owner and the City of Mission before such installation was allowed.

**RESOLUTION NO. 1991**

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A  
WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY  
CORPORATION, AND HIBISCUS HEIGHTS SUBDIVISION

**15. Approval of Resolution #1992 Regarding Waterline Access Agreement with the Sharyland Water Supply Corporation within City of Mission, for the proposed The Grove on Moorefield Subdivision, located approximately 1,960 feet North of West Mile 2 Road on the East side of N. Moorefield Road – Cervantes**

The proposed The Grove on Moorefield Subdivision was a 11.34 acre tract of land, more or less, out of Lot 12, New Caledonia Subdivision Unit 1, within the service area of the Sharyland Water Supply Corporation and within the City of Mission. Sharyland Water Supply Corporation had adequate-sized water lines to support fire hydrants in the area and required an agreement be entered between the Corporation, the property owner and the City of Mission before such installation was allowed.

**RESOLUTION NO. 1992**

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A  
WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY  
CORPORATION, AND THE GROVE ON MOOREFIELD SUBDIVISION

**16. Authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City of Mission and the Mission Consolidated Independent School District, in the amount of \$1,048,173.01, for the 2025 –2026 school year - Torres**

A total of fifteen (15) police officers would be assigned to the Mission C. I.S.D. during the 2025-2026 school year. The total amount of the Interlocal agreement was \$1,048,173.01 for the purpose of continuing the Educational Resource Officer Program at Mission Consolidated Independent School District.

**17. Authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City of Mission and the Sharyland Independent School District in the amount of \$428,411.51 for the 2025-2026 school year – Torres**

A total of six (6) police officers would be assigned to the Sharyland I.S.D. during the 2025-2026 school year. The total amount of the Interlocal agreement was \$428,411.51 for the purpose of continuing the Educational Resource Officer Program at Sharyland Independent School District.

**18. Authorization to purchase eighteen (18) Air Conditioner Units from Trane Supply in the amount of \$137,562.48 from the Energy Efficiency Block Grant award via Buyboard contract #720-23 – Mares**

Authorization to purchase eighteen (18) air conditioner units to be replaced in various city facilities (Speer Memorial Library, Texas Citrus Fiesta, Golf Course, and the Parks and Recreation Facility). This purchase was being made through the Energy Efficiency and Conservation Block grant awarded to the City of Mission by the U.S. Department of Energy. The air conditioner units would be purchased from Trane Supply via Buyboard contract #720-23.

**19. Authorization to Ratify Emergency Rental of Front-Loader Unit from Reliance Truck and Equipment in the amount of \$43,200 – Mendiola**

Pursuant to Section 252.022(a)(3) of the Texas Local Government Code, which exempted purchases necessary due to unforeseen damage to public machinery or equipment, staff was requesting authorization to ratify emergency expenditures for the rental of one (1) Front-loader Unit. This rental was necessary to maintain solid waste service levels following unanticipated equipment failure. The unit would be rented from Reliance Truck and Equipment for a period of nine (9) weeks (June–July 2025) at a weekly rate of \$4,300, plus a one-time refundable deposit of \$4,500, for a total amount of \$43,200. The emergency rental would support continued operations and help prevent service disruptions to commercial accounts throughout the City.

**20. Authorization to purchase one (1) Battle Motors LET2 Chassis with a Heil 28-Yard Durapack Python via Holt Truck Centers BuyBoard Contract #723-23 at a cost of \$433,581.00 – Mendiola**

Authorization to purchase a Battle Motors LET2 Chassis with a Heil 28-Yard Durapack Python Side Loader from Holt Truck Centers via Buy Board Contract #723-23 at a total cost of \$433,581.00. The cost amounting from the Battle Motors LET2 at \$227,794.00 and the Heil 28 Yard Durapack Python at \$205,387.00, plus an additional \$400 Buy Board fee per purchase order. The acquisition of this Chassis would enable our department to continue improving its daily operations.

**21. Authorize Mayor to execute a Municipal Services Costs Agreement between the City of Mission and Mission Redevelopment Authority – Salazar**



The agreement aimed to support the City of Mission with meeting their general maintenance requirements associated with maintenance service costs for projects within the TIRZ Zone, including police and fire facilities, parks and recreation, and road maintenance. The agreement was prepared by Mission Redevelopment Authority's legal counsel Sanjay Bapat ensuring compliance. The agreement would begin with \$600,000 in 2025. Each subsequent fiscal year would see an increase of \$50,000 to the \$600,000, escalating the support until 2030. The agreement was approved by the Mission Redevelopment Authority Board of Directors during their Board meeting of May 29, 2025. The proposed agreement is attached.

**22. Plat Approval: Turtle Cove Subdivision, being 7.417 acres out of Lot 33-1, West Addition to Sharyland, R-2, Developer: Town and Country McAllen, LLC., Engineer: Trimad Consultants, LLC. – Cervantes**

The subdivision was located at the Southwest corner of White Oak Drive and W. Mile 3 Road. This development consisted of twenty-eight duplex/fourplex residential lots. The water CCN belongs to Sharyland Water Supply Corporation. Proposed were five filling stations as per the Fire Marshall's directive. The sanitary sewer line ran to and thru the subdivision collecting from 6" sewer stubouts which would connect to an existing 8" main line on the west side of White Oak Drive. The internal public streets would be 38 feet back-to-back for White Oak Drive, all other internal streets would be 32' back-to-back within 50 feet right-of-way. This subdivision would only be accessible from W. 3 Mile Road. The City's Engineering department had reviewed and approved the drainage report and design. The subdivision was ready for recording.

**23. Approval of Proposed Park Use and Rental Fee Increase – Bentsen**

Parks Advisory Board met and discussed comparative park use and rental fees to that of Local Valley Parks and Recreation Departments on October, 2024. Comparative Price Index could be found on Exhibit A. Approved proposed increases could be found on Exhibit B.

**24. Authorization to solicit bids for Bryan Road street and drainage improvements - Terrazas**

Staff was seeking authorization to solicit bids for the Bryan Road street and drainage improvements. Javier Hinojosa Engineering had completed the design for Bryan Road project.

Councilwoman Ortega moved to approve all consent agenda items 9 thru 24 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**PUBLIC HEARING**

**PLANNING & ZONING RECOMMENDATIONS**

**25. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") for a 11.337-acre tract of land, being all of lot 12, New Caledonia Unit No. 1 Subdivision, located along the East side of Moorefield Road approximately 305 feet North of Oleander Drive. Applicant: Carlos Lugo, Jr. -CSL Construction, LLC, Adoption of Ordinance #5657 - 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 allow a 51-lot single-family

subdivision with a public street. The proposed lots would measure 55 feet in lot frontage and 125 feet lot depth. The minimum lot requirements were 50 feet by 100 feet. The property was currently vacant. The subject property measured 330' along Moorefield Road and it measured 1,497.3' of lot depth for a total of 11.337 acres in area. The proposed subdivision would have a street connection to the subdivision to the north by connecting to Hill Crest Drive. The surrounding zones were Single Family Residential District ("R-1") to the North, East and South and outside the city limits to the West. East of the ditch were single family subdivisions.

The existing land uses were: Tiffany Terrace single family subdivision to the North, the Oleander Estates single-family subdivision and the Einstein's Learning Academy to the South and the Taurus Estates No. 2 single family subdivision to the East. The Future Land Use Map showed the subject property as Low Density Residential. The requested rezoning was in line with the designation of the property in the Future Land Use Map. Notices were mailed to 66 surrounding property owners. Complaints have been received by staff from the surrounding property regarding dust coming from the subject property.

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 request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") for a 11.337-acre tract of land, being all of lot 12, New Caledonia Unit No. 1 Subdivision, located along the East side of Moorefield Road approximately 305 feet North of Oleander Drive. Applicant: Carlos Lugo, Jr. - CSL Construction, LLC, Adoption of Ordinance #5657. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

#### **ORDINANCE NO. 5657**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 11.337 ACRES, BEING ALL OF LOT 12, NEW CALEDONIA SUBDIVISION UNIT 1, LOCATED ALONG THE EAST SIDE OF MOOREFIELD ROAD APPROXIMATELY 305 FEET NORTH OF OLEANDER DRIVE, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

**26. Conduct a public hearing and consideration of a rezoning request from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") for Lot 2, Los Olivos Subdivision, located along the North side of Olivos Court approximately 462 feet North of Trinity Street. Applicant: Francisco & Mariana Garcia, Adoption of Ordinance #5658 - Cervantes**

The applicant was requesting to rezone the subject property from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") to allow a replat of the subject property into seven (7) lots for the applicant and their children. The children lots would have lot depths ranging from 100.29 feet to 110.13 feet. Due to not being able to comply with the 120 feet minimum lot depth for Large Lot Single Family District Zoning the applicant requested the rezoning to a higher density single family zoning category. The property was currently vacant. A plat amendment was approved by the City Council during the May 12, 2025 meeting to remove a plat note placing restrictions in the number of lots in the subdivision. The subject property measured 514.29' by

342.55' for a total lot area of 4.04 acres. The lot had access to Olivos Court, a private street. Olivos Court had a connection to Trinity Street. Los Olivos was a private gated subdivision. The surrounding zones were Large Lot Single Family District ("R-1A") to the North and South, Single Family Residential District ("R-1") to the East and Agricultural Open Interim ("AO-I") to the West. East of the ditch were single family subdivisions. The existing land uses were: the Mission Catholic Cemetery (San Jose Cemetery) to the West, A vacant tract to the South, The Oak Alley @ Cimarron single family subdivision to the North and the Wilson Drain ditch to the East. The Future Land Use Map showed the subject property as Lower Density Residential. Staff felt that the subject property was in transition and found Single Family Residential district was an acceptable alternative. Notices were mailed to 33 surrounding property owners. To this date there have been no objections to the rezoning request.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve rezoning request from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") for Lot 2, Los Olivos Subdivision, located along the North side of Olivos Court approximately 462 feet North of Trinity Street. Applicant: Francisco & Mariana Garcia, Adoption of Ordinance #5658. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

#### **ORDINANCE NO. 5658**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR LOT 2, LOS OLIVOS SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF OLIVOS COURT APPROXIMATELY 462 FEET NORTH OF TRINITY STREET, FROM R-1A (LARGE LOT SINGLE FAMILY DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

**27. Public hearing and take action to consider a Conditional Use Permit for a Drive-Thru Service Window – Eddie's Taqueria Restaurant, being Lot A, Girasol Estates Subdivision, in a (C-3) zone, located at 1730 W. Griffin Parkway. Applicant: Edgar Gutierrez, Adoption of Ordinance #5659 - Cervantes**

The site was located at the Northeast corner of N. Inspiration Road and W. Griffin Parkway. The site would include a drive-through service window on the north side of the building. Access to the drive-thru service window would be off N. Inspiration Road via a 30-foot-wide driveway. The customers would place the order along the east side of the building and pick up the orders along the north side. The customer's drive-thru window location allowed double-stacking for approximately 14 vehicles. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window required the approval of a conditional use permit by the City Council. The proposed hours of operation were as follows: Monday – Saturday from 5:00 am to 3:00 pm. And Sundays from 6:00 am to 2:00 pm. The working staff would be 18 employees in different shifts. Parking: In reviewing the floor plan, there are a total of 16 tables with a total of 72 seating spaces proposed, which would require 24 parking spaces. (1 parking space for every 3 seats = 24 parking spaces). The site plan showed a total of 30 parking spaces provided and 14 vehicles on the drive-thru lane. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (15) 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 were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties. Notices were mailed to 33 surrounding property owners. To this date there have been no objections to the rezoning request.

Staff and City Manager recommended approval subject to the following conditions: Life of Use with the understanding that the permit can be revoked; Must comply with all City Codes (Building, Fire, Health, etc.); Installation of a speed bump at the end of the ordering window; Acquisition of a business license prior to occupancy; and CUP is not transferable to others.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Drive-Thru Service Window – Eddie's Taqueria Restaurant, being Lot A, Girasol Estates Subdivision, in a (C-3) zone, located at 1730 W. Griffin Parkway. Applicant: Edgar Gutierrez, Adoption of Ordinance #5659. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5659**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW –  
EDDIE'S TAQUERIA RESTAURANT, BEING LOT A, GIRASOL ESTATES SUBDIVISION

**28. Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza, Adoption of Ordinance #5660 – Cervantes**

The subject site was located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street. The applicant would like to utilize the existing drive-thru service window for the coffee shop. Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley. Per Code of Ordinance, a drive-thru service window required the approval of a Conditional Use Permit by the City Council. The proposed hours of operation were as follows: Monday – Sunday from 6:00 am to 10:00 pm.; Staff: 3 employees; Parking: In reviewing the floor plan, there were 12 seating spaces, which required 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There was a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder would also be available for customer parking. Staff noted that this property was located within Mission's Central Business District and was exempt from the parking requirements for existing structures. The Planning staff had 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 was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Life of the use approval with the understanding that the permit can be revoked due to non-compliance;

Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.); CUP was not to be transferable to others; Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Drive-Thru Service Window at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza, Adoption of Ordinance #5660. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5660**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW AT THE MIJA MERCADO COFFEE SHOP, BEING THE WEST 50 FEET OF LOTS 16, 17, AND 18, BLOCK 161, ORIGINAL TOWNSITE OF MISSION IN A (C-3) GENERAL BUSINESS DISTRICT, LOCATED AT 214 E. TOM LANDRY, SUITE B

#### **APPROVALS AND AUTHORIZATIONS**

**29. Plat Approval Subject to Conditions and consideration of a variance to the lot depth, width and area in a R-1 zone for the proposed Meadow Way at Meadow Creek Subdivision, A 0.551-acre, 0.615-acre, and 0.611-acre tracts of land, forming part of Meadow Creek Country Club Subdivision Phase 1-B, Developer: LAC Enterprises, Engineer: Benavides Engineering – Cervantes**

Meadow Way at Meadow Creek Subdivision consisted of a twenty-one single family residential lots and it was located within the Meadow Creek Country Club Subdivision Phase 1-B. This subdivision would have access to existing streets (Crystal Drive for tracts 2 & 3; Meadow Way Drive for tract 1), sewer and water main lines, and access to drainage detention ponds within the neighborhood. The Engineering Department had reviewed and approved the drainage report. These tracts of land were rezoned from AO-I to R-1 on February 14, 2024 by P&Z and approved by City Council on February 26, 2024. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings would be complied with prior to the City Council approval. All items on the subdivision checklist would be addressed prior to the recording of the plat. Due to lot size restrictions, the developer was proposing to match to the existing surrounding lots which measure 40 feet by 80 feet. Proposed lots would average 40 feet to 45.46 feet in width and 79.92 feet and 90 feet in depth resulting in total areas of 3,736.67 square feet to 4,084.36 square feet, respectively, therefore requiring a variance from the zoning ordinance whereas the minimum lot width was 50 feet, minimum lot depth was 100 feet, and the minimum area was to be 5,000 square feet.

Staff and City Manager recommended 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.

Mayor Pro Tem Plata inquired as to how many lots were being proposed to which he was told there were 21. Mr. Plata also stated that he felt the developers should stick to the requirements as these were carefully reviewed and set. He thought they should abide to the 5,000 square foot rule.

Councilwoman Ortega asked if the developer was made aware of the 5,000 square foot requirement and if P&Z was aware as well. Mr. Cervantes advised that both the applicant and the P&Z Board were aware.

Mayor Garza asked if it would be possible to approve one variance and not the other. She would also like to see a revised plat.

Mr. Cervantes stated that they could approve one variance, in this case the depth, and not the other. They could also require the developer to resubmit a plat reflecting the changes for approval.

Councilwoman Gerlach stated that she would also like to see a note on the revised plat that showed that no two story homes could be built.

Mayor Pro Tem Plata moved to approve the variance for the depth of the lot and deny the variance for the width and square footage area with a revised plat, to include a note stating that two story homes were prohibited, to be reviewed and approved. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**30. Plat Approval Subject to Conditions for the proposed Sendero Phase III Subdivision, being a resubdivision of 19.248 acres of land out of the South end or Porcion 52, PUD, Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. – Cervantes**

The property was part of a Master Plan. This site was currently open with a proposed use of 101 residential lots and 1 common area. This subdivision would have access from Sendero Subdivision Phase I-B by an existing street (Moorefield Rd.) being a paved 32' B-B street within a 50' ROW. All other streets would comply with subdivision regulations and City standards. The sanitary sewer and main water lines would be extended and looped accordingly from the adjacent developments to and thru the subdivision to collect and provide service to all lots. Surface runoff from the lots and the proposed streets would be caught by inlets and conveyed into a proposed system of detentions ponds and discharge in the Perezville Drain. The Engineering Department had reviewed and approved the drainage report. The required Capital Sewer Recovery Fees (\$200xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be paid prior to subdivision recording. No Park Fees – Mike Rhodes dedication of land satisfies the park dedication ordinance. All items on the subdivision checklist would be addressed prior to the recording of the plat.

Staff and City Manager recommended approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Mayor Pro Tem Plata stated that the land they had donated exceeded the minimum requirements; therefore, the fees were being waived.

Mayor Pro Tem Plata moved to approve the Plat Approval Subject to Conditions for the proposed Sendero Phase III Subdivision, being a resubdivision of 19.248 acres of land out of the South end of Porcion 52, PUD, Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

**31. Approval of Media Upgrade Purchase and Installation for City Hall through Nelco Media, Inc. via TIPS Contract #230105 at a total cost of \$219,986.94 utilizing PEG funds - Hernandez**

City staff recommended proceeding with the purchase and installation of upgraded audio-visual media equipment for the City Council Chambers, Lobby, Conference Room, and Control Room to enhance public meeting accessibility, improve streaming/broadcast capabilities, and ensure reliable performance of city communications infrastructure. This procurement would be conducted utilizing a cooperative purchasing agreement through the TIPS (The Interlocal Purchasing System) contract, ensuring compliance with procurement regulations and access to competitively priced services. The cost for the purchase and installation is \$219,986.94 utilizing PEG Funds.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Media Upgrade Purchase and Installation for City Hall through Nelco Media, Inc. via TIPS Contract #230105 at a total cost of \$219,986.94 utilizing PEG funds. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

**32. Consider and approve Ordinance #5656 authorizing the issuance of the City of Mission, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025; awarding the sale thereof; and containing matters incident thereto - Roman**

Approval of an Ordinance authorizing the issuance of the City of Mission Combination Tax and Revenue Certificates of Obligation, Series 2025 in an amount not to exceed \$10,200,000.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance #5660 authorizing the issuance of the City of Mission, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025; awarding the sale thereof; and containing matters incident thereto. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

**ORDINANCE NO. 5656**

ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF MISSION, TEXAS COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, SERIES 2025", AWARDING THE SALE THEREOF; AND CONTAINING MATTERS INCIDENT THERETO

**UNFINISHED BUSINESS**

None

**ROUTINE MATTERS**

City Manager Comments – The Speer Memorial Library will be having free breakfast and lunch throughout the summer for all children. They would also be hosting various activities throughout the week.

City Council Comments – Councilwoman Ortega hoped that everyone was having a great summer so far. She also commented about the amazing turnout that they had early Saturday morning for the Speedy 5K run. There were over 2,000 runners. Councilwoman Gerlach stated that the Speedy 5K was a fantastic event with a great turnout.

Mayor's Comments – Congratulated the Speedy Memorial Foundation for putting together such a fantastic event. She was amazed at the outpouring of support that was received.

At 4:43 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

### **EXECUTIVE SESSION**

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

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

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

### **RECONVENE**

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

### **ADJOURNMENT**

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