PARKS AND RECREATION ADVISORY BOARD MEETING
April 21, 2026

BOARD MEMBERS PRESENT	STAFF
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Diego Gutierrez	Taylor Cavazos
Mark Minton	Rick Contreras
Jesus Mendiola	Pete Charles
Julissa Barrera Martin	
Melissa Reyna	

Call to Order

Julissa Barrera Martin called the meeting to order.

Prayer

Chris Voss led us in prayer.

Roll Call

Roll call was taken and quorum was met.

Approval of Minutes

The Board Members approved the minutes for the March 10, 2026 Advisory Board meeting. Motion to approve was made by Tony Guerrero and seconded by Chris Voss. The motion to approve minutes passed unanimously.

Citizen Participation

N/A

Update on Parks

Department completed the irrigation project at the Ruben Hinojosa School Park and made the necessary adjustments of revamping with trenching and bores. Hopefully grass will begin to grow now throughout the park.

Recently an incident occurred where a man slipped off the pull up bar at Bentsen Palm Park. The individual had already been feeling dizzy prior to using the equipment, however after examining the equipment the Parks staff is now welding, painting, and sanding it down to improve the condition.

Parks staff revamped and repaired the restrooms at the Alex Gonzalez Park after they had collapsed due to bad weather.

Parks staff assisted with the set up and tear down at Lions Park for the Staycation event. The storybook markers were also installed by the staff and have been receiving positive feedback from the public.

The Parks staff and Irrigation Crew are working on a project at the Golf Course to re-install the irrigation system around the clubhouse, the Staff is also repairing soccer goals at various parks throughout the City that have rusted or been broken.

The community events the Department assisted with this past month were:

Texas Citrus Fiesta – providing a driver and transportation for a float to San Antonio for a parade.

Guadalupe Church – Palm Sunday Event

Library- Easter Egg Hunt Event

Lions Club – 100-year anniversary at Lions Park

Mission Police Department – Crime Victim Awareness Event

Trash Bash- This upcoming Saturday at Lions Park

Update on Recreation

Recreation Department hosted a TAAF meeting at the Mission Event Center to finalize summer schedules.

Finalizing Spring Volleyball League that will be hosted at CWV Gym.

Looking for participants for a 7 on 7 league.

Preparing for registration for our summer programs on May 18th.

Music at the Park took place this past Friday with a positive turn out, P. Charles is now planning for May's Music at the Park.

Update on Aquatics

The Bannworth facility continues being used by Sharyland Junior High, Sharyland High School, Border Patrol, Texas Army, and the National Guard for training and practices.

Our USA Swim Team competed in Brownsville and placed well overall. Tryouts for the TAAF program have started at the Bannworth Pool, and the program will begin in May.

This summer, the Bannworth Pool will be hosting two swim meets.

Aquatics manager Rick Contreras along with Arnold Perez will be assisting with a Regional Meet in Pharr.

Difficulty with hiring lifeguards for the summer continues, concern grows knowing if the amount of staff is not met, some of the swimming programs will have to be dropped. Out of the 28 lifeguards needed, currently only 15 have applied. The main reason for lack of applicants is the low pay of $10.50/hour the City is providing. Even if programs bring in money, the money made goes back to the City's General Fund and not to the pay of the lifeguards.

New Business

B. Bentsen is currently working on a native landscape design for the Golf Course, difficulty with finding good quality native plants continues as many nurseries here do not carry them.

At the regional TAAF meeting last week, the City of Mission Recreation Department was awarded a Silver Plaque for participation and support. B. Bentsen will be presenting this award to the staff at the next City Council meeting.

B. Bentsen has interest in applying for a Liberty Tree to be planted in Mission, discussion was brought up regarding where would be a good place to plant it.

This upcoming weekend, we will begin planting trees at the Animal Shelter with the supply received from the Region 1 Grant which will allow tree planting throughout the City up until December 2027.

K. White Jr. High will bring volunteers for the tree planting project this weekend.

Old Business

The AED unit at Lions Park was already purchased through a Grant acquired from the Lions Club, and the approval of City Council. Will hopefully be installed at the park sometime this week or next.

Budget restraints and cuts continue to affect the Department with limited resources to maintain parks. Lack of funds and questioning where the City is distributing the funds to was questioned by the Board. The Fire Department's ambulance services were mentioned as one of the outlets City's funds are going towards.

Many projects are being discussed for the Department such as, fixing up Bannworth Park, Phase II of Lions Park, fixing Bentsen Palm Park, and rehabilitating Pepsi park.

Going back to Phase II of Lions Park, the Boys and Girls Club is also wanting to be included on the additions to the Park. The concern of parking by adding additional soccer or baseball fields was brought up by B. Bentsen. Phase II and the possibilities of the future projects is still being discussed.

The Advisory Board pitched the idea of possibly getting a sponsor such as somebody like Jaime Garcia, Tres Barrera, or other famous athletes that come from the area and would like to give back. Especially in collaboration with the Boys and Girls Club, who can explore different avenues financially than the City. Acquiring a traffic count on Lions Park would help to approach organizations such as HEB or Walmart with funding.

P. Lopez presented a new playscape for Astroland Park to apply for a CDBG Grant. We are applying for a total of $265,000 for this playscape. A total of $16,000 was received from the Parks and Recreation Golf Tournament and an additional $50,000 was pulled from Park Development Fund. Still pending the outcome if approved or not.

Adjournment

Mark Minton made a motion to adjourn the meeting and was seconded by Diego Gutierrez. The Board voted unanimously and the meeting was adjourned.

Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
March 25, 2026

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, in person, on March 25, 2026 at 801 N. Bryan Road, Mission, Texas and at 5:58 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Director Burleson, Director Moreno, and Secretary Aissa I. Garza. Participating in person were Attorney Gene Vaughan, Andy Garcia, J.P. Terrazas, Joe Salazar, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. **Call meeting to order and establish quorum.**

2. **Consent Agenda:**
   A. **Approve minutes of the meeting of February 25, 2026 of the TIRZ #1.**
   B. **Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the March 25, 2026 meeting.**
3. **Adjournment.**

Upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the Consent Agenda.

As there was no further business for the board to consider, upon a motion duly made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 5:59 PM.

By: ______________________ Attest: ______________________

Printed Name: Martin Garza Printed Name: Aissa I. Garza

Title: Chairman Title: Secretary

Date: ______________________ Date: ______________________

Mission Redevelopment Authority
Board of Directors Meeting
March 25, 2026

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, in person, March 25, 2026, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Director Moreno. Participating via telecommunication were Travis James and Colby Echols. Participating in person were, Charlie Garcia, Ray Garcia, Armando Sandoval, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Abel Bocanegra, Heron Lugo, Dr. Rolando Ortiz, Ruben James de Jesus, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. **Call Meeting to Order at 4:03 PM.**

   Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Councilwoman Marissa Gerlach for joining the meeting.

2. **Citizens' Participation:** None.

3. **Approval of minutes: February 25, 2026**

   There being no changes or corrections, upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Board meeting minutes of February 25, 2026.

4. **Acceptance of Mission Redevelopment Authority's Audit Report for Fiscal Year ended September 30, 2025, by Burton McCumber & Longoria, CPAs.**

   Exec. Dir. Teclo J. Garcia welcomed Auditor Joshua Longwell with Burton McCumber & Longoria (BML), CPA's, to present the Authority's net position statements as of September 30, 2025 via a brief PowerPoint presentation. Mr. Longwell highlighted GASB Statement No. 102, Certain Risk Disclosures, a new governance requirement for 2025, which mandates government entities to report practices impacting operations; however, his firm's opinion is not modified with respect to this matter. He noted that certain financial disclosures in the Notes to Financial Statements are sensitive and suggested the Board review them in the full report provided to them. Mr. Longwell reported a smooth audit process with full staff cooperation, no disagreements on management or accounting policies, and confirmed there were no inaccuracies in the statements. He delivered an unmodified opinion, indicating a clean audit that was accurate in all material respects. He then briefly outlined the Authority's project commitments, discussed any changes in long-term debts, capital fund balances, and provided an overview of Statements of Net

Position. Mr. Longwell also reported a significant change within the Authority, and that is the City of Mission's decision to extend the TIRZ No. 1 to 15 additional years from 2030 to end in 2045, a decision ratified by the Authority's Board in January 2026, a significant modification. He ended his presentation by thanking staff for allowing his firm to present.

After a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the Mission Redevelopment Authority's Audit Report for Fiscal Year ended September 30, 2025, by Burton McCumber & Longoria, CPAs.

Exec. Director Garcia and Chairman Garza expressed their gratitude to BML Auditors and the Authority's staff for their efforts in ensuring the audit was completed in a timely manner.

5. Acceptance of Project Reports.

Chairman Martin Garza acknowledged Dr. Rolando Ortiz from Killam Development, who reported that **El Milagro Phase I Project** is complete. Dr. Ortiz submitted a reimbursement request to Exec. Director Garcia and noted that $15 million was spent on the project. They are collaborating with the City of Mission to secure permits for 10 single-family homes, expected to start within five to six weeks.

Chairman Garza inquired about pending electrical installations by AEP. Dr. Ortiz reported that after a meeting with AEP in January, they committed to completing installations by April. Although underground work is finished, delays arose from adjustments needed for some pipes. While street lights are anticipated to be installed by June, homes may not be finished by then. However, Dr. Ortiz noted ongoing street light installations, suggesting power could be available by late April or early May.

Upon a motion made by Director Riddle and a second by Secretary Aissa I. Garza, the Board unanimously approved the **El Milagro Phase I** as presented.

Chairman Garza prioritized **Item 10** on the agenda: **Approval of March 2026 invoices**, as Killam's of over $12 million was deferred pending additional information last month.

Exec. Dir. Garcia confirmed that he and Financial Officer Joe Salazar reviewed Dr. Ortiz's detailed report, which they found satisfactory. Co-Interim Asst. City Manager J.P. Terrazas added that the subdivision is complete and recorded, and that the City of Mission will maintain it. He also mentioned a pending railroad connection package with Rio Valley Switching, unrelated to the reimbursement invoice. The Board then briefly reviewed the remaining March invoices.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously approved all invoices for the month of March 2026.

Chairman Martin Garza recognized Armando Sandoval, P.E. from L&G Engineering, who updated the Board on the **Inspiration Rd./Military Parkway Loop Phases II and III**. In the absence of P.E. Damien Tijerina, Mr. Sandoval mentioned that **Phase II** was the PS&Es and that that had been completed. The firm is now focusing on the design aspect for Inspiration Road. He noted that a railroad packet has been approved by TxDOT and that it has been delivered to Rio Valley Switching for review and approval. Mr. Sandoval noted that bid documents were being prepared by the City's Purchasing Department, which will be similar to those prepared for the Taylor Road project. He also noted that some companies, AT&T, AEP, and United Irrigation District were in conflict with the project due to the need to relocate communication wires and pipe connections. Regarding **Phase III**, which involves acquiring Right-of-Way (ROW) for Inspiration Road's 22 parcels, Mr. Sandoval reported that 13 parcels have been acquired, two are under negotiation, six are closing, and one is being appraised. All condemnations have been made, and all are expected to be acquired by this summer. The Military Parkway has 25 parcels, and although the Advance Funding Agreement is executed, the firm will collaborate with the City of Mission on the update of the ROW map, parcel plats, and appraisals, since the project was split in two. Mr. Sandoval mentioned that the parcels did not have to be re-appraised, but rather only re-numbered, which had been done and submitted to TxDOT for release to the City of Mission in order to move forward with the acquisition process.

Upon a motion duly made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phase II and III** as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project.** Mr. Terrazas announced that the design for this project is 100% complete by Halff Associates. Mr. Terrazas mentioned that pending was the ROW acquisition from United Irrigation District (UID) for the City to purchase 50 feet of ROW for an estimated $134,680.50, a significant reduction from the initial appraised value for the property, and mentioned that UID's Board had agreed to sell it for this amount. Mr. Terrazas mentioned that he will be presenting an Amendment to the existing Reimbursement Agreement further down on this agenda, for the purchase of the property. The existing Reimbursement Agreement is for a total budget of $98,000, but only covers design costs. Construction is estimated to reach $1.5 million, pending bid letting.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the **Hoerner Street Project** report as presented.

Chairman Garza recognized Ruben James de Jesus, P.E. from Melden & Hunt Inc. (M&H) to discuss the **Tierra Dorada Sanitary Sewer Improvements Project**. This initiative aims to eliminate Lift Stations No. 13 and 14 in the Tierra Dorada Subdivision by constructing a new lift station to redirect sewer discharge into the existing trunkline along Los Ebanos Road. Mr. de Jesus recapped from last month when he mentioned that delays were due to testing challenges, although the gravity line has been installed. The challenges faced were due to a leak on the line which is causing trouble. Mr. de Jesus expects that to be taken care of this week. His firm does meet with the contractor regularly and their efforts continue to get the testing passed so they can move on with the lift station. Mr. de Jesus mentioned that he did see an increase in crew members at the job site, which is an issue they were having earlier in the month. Int. Co-City Manager Terrazas mentioned that he and Mr. de Jesus have been meeting with the contractor every two week for updates addressing timelines. Chairman Garza stressed the importance of addressing critical issues in order to avoid any more delays on the project.

Upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus updated the Board on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan),** which involves rerouting Lift Station #10 from Mile 2 & FM 495 to the AGUA SUD lift station on FM 364 via force main to their system. A 60% design has been completed for this project. He is coordinating a meeting with AGUA SUD to submit the design plan and anticipates that a 90-100% will be completed by April, with bid letting anticipated in May.

Upon a motion made by Secretary Aissa I. Garza and seconded by Vice Chair Chapa, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Mr. de Jesus updated on the **Walsh Road Expansion Project**, which extends from Perez St. to Frontage Rd. for about ¼ mile. The project plans are complete, with T×DOT permits secured. It features a 60-ft ROW and a 36-ft curb section, and the appraisal for the remaining ROW is in progress. Despite four meetings with landowner Mr. Flores, who initially agreed to sell for $360,000 (above the appraised value of $306,000), he has now decided not to sell due to concerns about property devaluation. Mr. de Jesus and Mr. Terrazas now plan to proceed with condemnation of the ROW and are coordinating with City staff. Approval from United

Irrigation District and TxDOT permits are in place. Mr. Terrazas informed Mr. Flores that any future development would require him to convey the ROW and build the roadway at his own expense.

Upon a motion made by Director Riddle and seconded by Director Burleson, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Mr. de Jesus provided an update on the **Glasscock & Bryan Road Sanitary Sewer Improvements Project**, noting that point repairs have affected Contractor RDH related to Tierra Dorada. They are currently dewatering and preparing for a bore crossing on Bryan Road with two water pumps in operation. Mr. de Jesus stressed the need to maintain progress, as delays past April could place the project on a critical path. The project will extend from Business 83 to the Expressway and from Glasscock to Shary Road, and Mr. de Jesus continue will closely monitor the development.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas introduced Architect Charlie Garcia and Contractor Ray Garcia. Architect Charlie Garcia reported that 95% of the project has been completed but delays continue with the elevator installation due to delivery constraints with manufacturer Otis Elevator. Architect Garcia mentioned that most of the pending items mentioned last month have been completed, including a sprinkler system for the elevator. Stucco will be installed this week, and roofing items have been completed. Contractor Ray Garcia with RDZ Group mentioned that many of the smaller items such as painting and flooring (except for the elevator's pathway to avoid floor cracking) have been completed. Roof paneling and lighting fixtures will be installed this upcoming week, and plumbing is completed. He mentioned that the elevator should arrive on April 10, 2026. Mr. Terrazas mentioned that city staff also continue with the remodeling of the building and they have a presence every day on site. Remodeling of the building should be completed by early April.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

6. Discussion and possible action concerning a First Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Hoerner Street Project.

Exec. Dir. Garcia introduced Co-Interim City Manager Mr. Terrazas to present the project details. Mr. Terrazas discussed the acquisition of four ROW parcels needed in order to continue with the Hoerner Street Project from United Irrigation District for $134,680.50. The current Reimbursement Agreement, covering only design costs, is for $98,000. If the Board approves the First Amendment, the total will increase to $232,680.50. Chairman Garcia pointed out that the project was initially intended to be funded by the new Bond Series 2026, but it has now been moved to the General Fund.

Upon a motion made by Vice Chair Chapa and seconded by Secretary Aissa I. Garza, the Board unanimously approved a First Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Hoerner Street Project increasing the amount of the agreement from $98,000 to $232,680.50.

At **5:17 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

7. **Closed Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.087.**

   A. **Deliberation regarding economic development negotiations or projects including but not limited to the following: Report from Executive Director as to potential project(s).**
   B. **Consultation with Attorney.**

The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any action necessary.

Secretary Aissa I. Garza and Director Burleson left the meeting at 5:44 PM.

At **5:49 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Vice Chair Chapa moved to reconvene in open session. Motion was seconded by Director Dr. Noel O. Garza and approved unanimously.

No action was taken.

8. **Discussion and possible action regarding an Eighth Amendment to the Interim Administrative Services Agreement between the City of Mission and Mission Redevelopment Authority/TIRZ #1.**

Exec. Dir. Teclo J. Garcia mentioned that this was the Eighth Amendment to the Interim Administrative Services Agreement between the City of Mission and the Authority. The agreement is for an additional six months from April 1, 2026 through September 30, 2026 with no other changes for four city employees including himself, Joe Salazar, Yadira J. Vega, and J.P. Terrazas.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Riddle, the Board unamimously approved an Eighth Amendment to the Interim Administrative Services Agreement between the City of Mission and Mission Redevelopment Authority/TIRZ #1 as presented for an additional six months from April 1, 2026 to September 30, 2026.

9. **Acceptance of Adjusted Financial Reports for February 2026.**

Financial Officer Joe Salazar presented the Unadjusted Financial Report for January 2026.

Director Dr. Noel O. Garza exited the meeting at 5:54 PM, prompting Chairman Garza to call a recess of the Mission Redevelopment Board of Directors' meeting due to the loss of quorum.

At 5:55, Director Dr. Noel O. Garza rejoined the meeting, allowing Chairman Garza to officially reconvene.

Upon a motion made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the Financial Reports for the month of February 2026 as presented.

10. **Approval of invoices for March 2026.**

This item was discussed and approved during Item 5.

11. **Discussion and possible action concerning the MRA 2026 Board meeting dates.**

Executive Assistant Judy Vega noted that it was necessary to once again change the regular meeting dates for the Authority due to conflicts with city meetings as well as with the Authority's legal counsel. Staff discussed meeting dates and it was determined that the most suitable schedule to hold meetings will be every 3rd Thursday of each month at 4:00 PM. Chairman Garza noted that meeting dates will change from time to time due to unforeseen circumstances or conflicts, but that staff will notify the Board ahead of time. He thanked the Board for their understanding.

Chairman Garza called for a motion to approve the proposed date of every 3rd Thursday of each month at 4:00 PM for MRA Board meetings.

Upon a motion made by Secretary Director Riddle and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the third Thursday of each month at 4:00 PM for MRA Board meetings.

12. Executive Director's Report: None.

13. Adjournment.

As there was no further business to discuss, upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 5:57 PM.

By: ______________________	Attest: ______________________
Printed Name: Martin Garza	Printed Name: Aissa I. Garza
Title: Chairman	Title: Secretary
Date: ______________________	Date: ______________________

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
FEBRUARY 26, 2026

The Board of Directors of the Mission Economic Development Authority, Inc., will hold a special meeting on Thursday, February 26, 2026, at 4:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizens' Participation.
3. Approval of Minutes: January 22, 2026
4. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001
   Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following: **MEDA Land**).
   Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).
   The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
5. Adjournment.

Minutes are as follows:

PRESENT:
Richard Hernandez, Chair
Deborah L. Cordova, Vice Chair
Estella Saenz, Secretary
Jose G. Vargas, Treasurer
Mayor Norie Gonzalez Garza

ABSENT:

ALSO PRESENT:
Gene Vaughan JGKL LLP
Mark Hanna, Hanna Solutions
Julian Alvarez, MEDC Board

STAFF PRESENT:
Teclo J. Garcia, CEO
Belen Guerrero-Aguirre, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Brianna Casares, Director of Programs
Candace Rodriguez, Communications and Public Relations Manager
Stephanie Mendiola, Director of Business Development
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
J.P. Terrazas, Interim Co-City Manager
Andy Garcia, Interim Co-City Manager

1. **Call to order and establish quorum.**

   After establishing a quorum of the Board of Directors, Chair Richard Hernandez called the meeting to order at 5:34 PM.

2. **Citizen's Participation:** None.

3. Approval of Minutes: Regular Meeting of January 22, 2026

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Treasurer Jose G. Vargas and approved 5-0.

At 5:35 PM Chair Richard Hernandez announced that the MEDA board would be convening in closed session.

4. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001

Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following: MEDA Land

Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.

At **5:58 PM** Chair Richard Hernandez announced that the MEDA board would be convening in open session. Motions are as follows:

Regarding MEDA Land:

Project Box: Vice Chair Deborah L. Cordova moved to authorize CEO to execute a contract for the sale of 12 acres of land subject to final review by legal and board member approval as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Project Cross Dock: Mayor Norie Gonzalez Garza moved to authorize staff to negotiate and execute a letter of intent for the sale of an 18-acre tract located adjacent to Project Box as discussed in closed session. Motion was seconded by Treasurer Jose G. Vargas and approved 5-0.

5. Adjournment.

At **6:00 PM**, Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Treasurer Jose G. Vargas and approved 5-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS REGULAR MEETING HELD ON FEBURARY 26, 2026 WERE APPROVED ON THIS THE ______DAY OF _________, 2026.

____
Estella Saenz, Secretary

NOTICE OF REGULAR MEETING
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
JANUARY 22, 2026

The Board of Directors of the Mission Education Development Council, Inc., held a regular meeting on Thursday, January 22, 2026, at 4:00 PM, at The Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas, 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizens' Participation.
3. Approval of Minutes: October 15, 2025.
4. Discussion and possible action for acceptance of Unadjusted Financial Report ended December 31, 2025.
5. Discussion and possible action to ratify the selection of the Corporation's depository bank.
6. Discussion and possible action related to Resolution No. 2026-01, Resolution of the Board of Directors of Mission Education Development Council, Inc., designating a depository bank, and authorizing the performance of all banking functions relating to the opening and maintaining of bank accounts for the Mission Education Development Council, Inc., and the designation of signatories on such accounts.
7. Discussion and possible action for acceptance of a $10,000 grant from PNC Bank.
8. Executive Directors' Activity Report.
9. Adjournment.

Minutes are as follows:

PRESENT:
Richard Hernandez, Chair
Estella Saenz, Secretary
Mayor Norie Gonzalez Garza
Carl Davis

ABSENT:
Deborah L. Cordova, Vice Chair
Julian Alvarez, Treasurer
Jose G. Vargas

ALSO PRESENT:
Eugene Vaughn, JGKL LLP
Mark Hanna, Hanna Solutions

STAFF PRESENT:
Belen Guerrero-Aguirre, Executive Director
Teclo J. Garcia, MEDC Chief Executive Officer
Joe Salazar, Financial Officer
Stephanie Mendiola, Business Development Director
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Programs Director
Judy Vega, Executive Assistant
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Andy Garcia, Co-City Manager

1. Call to order and establish quorum.

Chair Richard Hernandez called the meeting to order at 6:13 PM.

2. **Citizen's Participation:** None.

3. **Approval of Minutes: Regular Meeting of October 15, 2025.**
There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the regular meeting minutes of October 15, 2025. Motion was seconded by Carl Davis and approved 4-0.

4. **Discussion and possible action for acceptance of Unadjusted Financial Report ended December 31, 2025.**

Financial Officer Joe Salazar presented this item by stating that Total Assets, Liabilities and the General Fund all match at $217,269.30 for the quarter ending December 31, 2025. Total Income in this quarter was $10,157 with no expenses reported.

There being no corrections or additions, Secretary Estella Saenz moved for approval. Motion was seconded by Carl Davis and approved 4-0.

5. **Discussion and possible action to ratify the selection of the Corporation's depository bank.**

MEDC Chief Executive Officer Teclo J. Garcia mentioned that on October 15, 2025, the Mission Education Development Council board authorized the CEO of the Mission Economic Development Corporation to act on behalf of the Mission Education Development Council to solicit proposals from financial institutions for banking services. On December 10, 2025, the Corporation selected Lone Star National Bank as their depository bank. He is requesting ratification of the selection of the Corporation's depository bank on behalf of the Mission Education Development Council.

Carl Davis moved for approval to ratify the selection of the Corporation's depository bank. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

6. **Discussion and possible action related to Resolution No. 2026-01, Resolution of the Board of Directors of Mission Education Development Council, Inc., designating a depository bank, and authorizing the performance of all banking functions relating to the opening and maintaining of bank accounts for the Mission Education Development Council, Inc., and the designation of signatories on such accounts.**

Executive Director Belen Guerrero explained that this Resolution was necessary for the purpose of establishing signatories for the depository bank selected by the MEDC Board on behalf of the Mission Education Development Council.

Carl Davis moved for approval on Resolution No. 2026-01. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

7. **Discussion and possible action for acceptance of a $10,000 grant from PNC Bank.**

Executive Director Belen Guerrero reported that the Mission Education Development Council received a $10,000 grant from PNC Bank. The funds will be used for the Ruby Red Ventures Competition Program. She is requesting acceptance of the grant.

Carl Davis moved for acceptance of a $10,000 grant from PNC Bank. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

8. Executive Director's Activity Report

Executive Director Belen Guerrero announced that the Mission Ready program is ready to be launched. This program is open to high school and college students residing within the Mission city limits. It aims to prepare high school and college students for careers through industry-aligned education and training. Communications & Public Relations Manager Candace Rodriguez presented the brand strategy, which focuses on having an interactive social media campaign targeting participating businesses and students.

Exec. Dir. Guerrero reported that January and February will focus on outreach to neighboring school district counselors and City of Mission employers. The internship portal will launch in March with student review and selection taking place in April and May. Internships will run from June through August, followed by a recognition event.

9. Adjournment.

At 6:30 PM Carl Davis moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 4-0.

MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC. BOARD OF DIRECTORS REGULAR MEETING HELD ON JANUARY 22, 2026 WERE APPROVED ON THIS THE ______ DAY OF ______ 2026.

____
Estella Saenz, Secretary

NOTICE OF REGULAR MEETING & PUBLIC HEARINGS
MISSION ECONOMIC DEVELOPMENT CORPORATION
MARCH 26, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

PRESENT:
Richard Hernandez, President
Julian Alvarez, Treasurer
Estella Saenz, Secretary
Jose G. Vargas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:
Deborah Cordova, Vice President

ALSO PRESENT:
Eugene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions

STAFF PRESENT:
Teclo J. Garcia, CEO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Andy Garcia, Co-Interim City Manager
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, Receptionist & Marketing Asst.

1. **Call to Order and Establish Quorum**

   After establishing a quorum of the Mission Economic Development Corporation, President Richard Hernandez called the meeting to order at 4:05 PM.

2. **Invocation:** Treasurer Julian Alvarez.

3. **Pledge of Allegiance:** Secretary Estella Saenz.

4. **Citizen's Participation:** None.

5. **Approval of Minutes: Regular Meeting of February 26, 2026**

   Carl Davis moved for approval of the special meeting minutes of February 26, 2026. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

6. **Deliberation and possible action to accept the Auditor's Report for MEDC's financial statements for the fiscal year ended September 30, 2025, by Burton McCumber & Longoria, CPAs.**

   Chief Executive Officer Teclo J. Garcia introduced Rick Longoria and Josh Longwell with Burton McCumber & Longoria CPAs to present the audit report. Mr. Longoria shared that the audit was completed earlier than expected and that no difficulties were encountered. He noted that expenses reflected an increase of $6,913,640 or 129% in Fiscal Year 2024 from Fiscal Year 2025. The increase is attributed to Killam Development's El Milagro Phase I Project which began in 2021. The project concluded and was transferred to the City of Mission in 2025.

In conclusion, Mr. Longoria and Mr. Longwell provided a clean audit report with no major concerns.

Jose G. Vargas moved to accept MEDC's Financial Statements and Auditor's Report for Fiscal Year ended September 30, 2025. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Mayor Norie Gonzalez Garza joined the meeting at 4:19 PM.

Mayor Norie Gonzalez Garza left the meeting at 4:27 PM and rejoined at 4:39 PM.

7. **Deliberation and possible action for the acceptance of the Adjusted Financial Statement for February 2026. (Question by Richard at 33:03)**

Financial Officer Joe Salazar presented the Adjusted Financial Statement for February 2026.

President Richard Hernandez asked for clarification on an incentive status for New Quest Properties. Mr. Garcia stated that there have been some concerns about New Quest Properties' sales tax rebate since they sold the property to another entity and communication with them has been unclear. He is inquiring with legal to see if the agreement is transferable.

Treasurer Julian Alvarez moved for approval of the Adjusted Financial Statement for February 2026. Motion was seconded by Carl Davis and approved 6-0.

Mayor Norie Gonzalez Garza left the meeting at 4:48 PM.

8. **Deliberation & possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and the City of Mission.**

CEO Teclo J. Garcia noted that this Reimbursement Agreement is between the City of Mission MEDC for the Bentsen Palm Community Park. The agreement is for lighting improvements to their tennis courts in the amount of $20,000.

Carl Davis moved for approval of a Reimbursement Agreement between Mission Economic Development Corporation and the City of Mission in the amount of $20,000. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

9. **Discussion and possible action to approve a Memorandum of Understanding between Texas Citrus Fiesta, Mission Economic Development Corporation, and the City of Mission.**

No action.

10. **Public Hearing – MEDC Fiscal Year 2026 proposed project consideration related to an economic incentive for a manufacturing company, located in the City of Mission (Project Tool).**

President Richard Hernandez opened the public hearing at **4:51 PM** for public comments in favor or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at **4:52 PM.**

11. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Tool.

CEO Teclo J. Garcia welcomed Business Development Director Stephanie Mendiola to present this item. Ms. Mendiola stated that after authorization to negotiate and execute a letter of intent was granted in February, MEDC moved forward with Project Tool. The project consists of the expansion of Stanley Black & Decker's manufacturing company in Mission. This performance agreement will assist in the retention of 150 existing jobs and creation of 88 new full-time positions. The company will be paid $100,000 annually for five years and will also receive a 50% property tax rebate for up to six years in an amount not to exceed $240,000. Plant Manager Pablo de los Santos with Stanley Black & Decker spoke briefly about the company's plans to expand.

Carl Davis moved for approval an Economic Development Performance Agreement for Project Tool as presented. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

12. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Project Tool.

Jose G. Vargas moved for approval to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Project Tool. Motion was seconded by Secretary Estella Saenz and approved 5-0.

At **5:01 PM**, President Richard Hernandez announced that the MEDC Board would be convening in closed session.

13. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s.):

Project 495X	**Project Recycle**
Project Superior	**Project Greens**

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

A. **M.E.D.C. Land**
B. **Perkins Lots Update**

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

At **6:01 PM**, President Richard Hernandez announced that the MEDC Board would be convening in open session. Motions are as follows:

Report from Potential Project(s):
Project 495X: No action.
Project Superior: No action.
Project Recycle: No action.

Project Greens: Jose G. Vargas motioned to authorize legal counsel to proceed as discussed in executive session. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Regarding Real Property:

A. MEDC Land: No action.
B. Perkins Lots Update: No action.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071) – No action.

14. CEO Report on Economic Activity.

CEO Teclo J. Garcia informed the Board about Red Ventures – The Competition, a program in collaboration with UTRGV's Accelerate Up, and mentioned it will be open from March 30th to April 20th. This is a 14-week program that encourages Mission businesses to apply and compete in a pitch competition for up to a $50,000 in prize money. He also invited the Board to a press conference on April 1st at CEED to launch the Mission Ready Program, and informed the Boad about his recent Texas Freight Advisory committee meeting in Austin. TxDOT is developing a plan to move freight as efficiently as possible throughout the state in collaboration with county and city officials. At this meeting, Mr. Garcia provided an update on the Anzalduas Bridge and Mission road improvements. Mr. Garcia and Public Relations & Communications Manager Candace Rodriguez attended a Groundbreaking Ceremony for the Mission Housing Authority. This ceremony was for a 72-unit three-story mixed apartment complex for low to moderate income families.

Jose G. Vargas left the meeting at 6:10 PM.

15. President Comments.

President Richard Hernandez expressed gratitude to MEDC staff for their hard work in all recently completed and ongoing projects.

16. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 4-0. The meeting was adjourned at 6:12 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

NOTICE OF REGULAR MEETING
AUDIT COMMITTEE
March 25, 2026 - 2:00 PM - CITY OF MISSION CITY HALL
1201 E. 8TH STREET, MISSION, TEXAS 78572

PRESENT:	**ABSENT:**	**STAFF PRESENT:**	**ALSO PRESENT:**
David Penoli	Ruben D. Plata	Andy Garcia	Guillermo Reyna
Marissa Gerlach		Ezeiza Garcia	
Dr. Charles Austin		Vidal Roman	
		Juan P. Terrazas	

1. Call to order

Chairman David Penoli called the meeting to order at 2:03 p.m. Present at the call to order: Mr. David Penoli, Mrs. Marissa Gerlach, and Dr. Charles Austin. Staff present at call to order included Mr. Andy Garcia, Mr. Vidal Roman, Mrs. Ezeiza Garcia, and Mr. Guillermo Reyna.

Mr. Juan P. Terrazas joined the meeting at 2:04 p.m..

2. Approval of Minutes – February 27, 2026

Mrs. Marrisa Gerlach moved to approve of the minutes presented for the Audit Committee meeting of February 27, 2026. The motion was seconded by Dr. Charles Austin and approved 3-0.

3. New Business

   A. Discussion and Update on 2025 Comprehensive Annual Financial Report

Mr. Vidal Roman provided an update on the 2025 Comprehensive Annual Financial Report, noting that eighteen (18) out of two hundred (200) activities remain outstanding. He further stated that ten (10) of the remaining items identified by Burton, McCumber and Longoria do not require auditor input and can be completed within approximately one week. Additionally, he presented the Board with a list of pending items as of March 20, 2026, for their review.

   B. Approval of Revised Internal Audit Plan and Schedule

Mr. Andy Garcia presented the Revised Internal Audit Plan and Schedule as outlined in the documents provided. Revisions were proposed to the schedule of Exhibit B to include overtime report detailing the employee compensated, reason for overtime, approving authority and comprehensive information on vendors used including the process for selection and qualifications.

Mrs. Gerlach moved to approve the Revised Internal Audit Plan and Schedule. Motion was seconded by Dr. Austin and approved 3-0.

Mr. Gene Vaughn joined the meeting by phone at 2:22 p.m.

At 2:24 p.m., Mr. Penoli motioned to move into Executive Session. The motion was second by Mrs. Gerlach and approved 3-0.

At 3:19 p.m., Mr. Penoli motioned to reconvene. Motion was seconded by Mrs. Gerlach and approved 3-0.

Mr. Penoli moved to proceed as discussed in executive session, approving and directing Mr. Andy Garcia to secure a financial consultant to assist the City in assessing the impact of Senate Bill 1851 and developing a plan of action. Motion was seconded by Mrs. Gerlach and approved 3-0.

4. Date and time of next meeting

Mr. Penoli moved to schedule the next Audit Committee meeting for April 30, 2026, at 2:00 p.m. Motion was seconded by Mrs. Gerlach and approved 3-0.

5. Chairman's comments

There were no comments.

6. Member's comments

There were no comments.

7. Adjournment

At about 3:30 p.m., Mrs. Gerlach moved to adjourn. The motion was seconded by Dr. Austin and approved 3-0.

David Penoli, Chairman

ATTEST:

Board Secretary

PLANNING AND ZONING COMMISSION
APRIL 15, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Irene Thompson	Steven Alaniz	Elisa Zurita	Juan Cantu
Diana Izaguirre		Gabriel Ramirez	Dannie Wade
Kevin Sanchez		Susie De Luna	Leonardo V. Garza
Connie Garza		Xavier Cervantes	Yen Lai
David Villarreal		Alex Hernandez	Janneth Mendez
Raquenel Austin			

CALL TO ORDER
Vice-Chairman Sanchez 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 APRIL 1, 2026
Vice-Chairman Sanchez asked if there were any corrections to the minutes for April 1, 2026. Ms. Austin moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.
Ended: 5:34 p.m.
Item #2
Rezoning: **Being Lot 6, Block 75,**
Original Townsite of Mission Subdivision
This property is located at 312 W. 4th Street
R-2 to C-2
Pedro A. Zamarron

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Duplex-fourplex Residential District ("R-2") to Neighborhood Commercial District ("C-2") to occupy a former commercial establishment at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West. The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West. The Future Land Use Map shows the property designated as Low density residential. The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area. Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice. Staff recommends approval to C-2 zoning.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Garza asked if the property is being rezoned R-2 to C-2.

Mr. Cervantes stated yes that is correct.

Ms. De Luna stated that the City of Mission conducted a mass rezoning in 2006, at which time the area was rezoned to R-1. She further noted that the property was rezoned to R-2 four years ago.

Ms. Garza inquired about the status of the commercial designation, noting that the property had previously been zoned for commercial use.

Ms. De Luna explained that the property was initially rezoned to R-1 (single-family residential). She noted that four years ago, the owner successfully rezoned the area to R-2.

Ms. Garza expressed confusion regarding the zoning, as she recalled that particular location being designated for commercial use.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.
Ended: 5:36 p.m.
Item #3

Rezoning:	**being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision** **This property is located along the North side of W. Griffin Parkway approximately 760 feet West of**

N. Conway Avenue,
R-3 to C-3
Yen W. Lai

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") for a commercial development at the site. The tract of land has 11.43 acres in area and measures 827.13 feet East-West and measures 1,058.89 feet North-South. The surrounding zones are General Business (C-3) District to the East, South and West and Agricultural Open Interim (AO-I) District to the North. The surrounding land uses include Carmelita's restaurant, Paris Bakery and Move it Storage to the West. To the East the surrounding land uses include Starbucks coffee, ER 24/7, Wells Fargo Bank, Burger King and El Pollo Loco. The property is vacant. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to seven (7) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Garza asked if all the surrounding properties were zoned as C-3.

Mr. Cervantes stated yes.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.
Ended: 5:37 p.m.
Item #4
Conditional Use Permit: **To allow a Mobile Food Unit - Sushi Crunch**
In an approved Food Truck Park,
Being the West ½ of Lots 7 & 8, Block 176,
Mission Original Townsite Subdivision
This property is located at 307 W. Tom Landry Street,
Space A,
C-4
Janeth Mendez

Mr. Cervantes stated that the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell Sushi. The proposed hours of operation are as follows: Monday through Sunday from 10:00 a.m. to 12:00 am. Staff: 2 employees Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Approval for a 1-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 10:00 am to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to approve the Conditional Use Permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre arrived at 5:37pm

Vice-Chairman Sanchez yield the chair to Chairwoman Izaguirre

Started: 5:37 p.m.
Ended: 5:46 p.m.
Item #5
Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement,

ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes

Mr. Cervantes stated that this ordinance will prohibit the establishment of new car wash businesses within a two-mile radius of an existing car wash due to the severe drought. This ordinance will assist with the city's water conservation efforts. Staff recommends the adoption of the ordinance.

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

Mr. Dannie Wade, a resident of Wagon City South living at 200 Buckboard, expressed concerns regarding local water usage. He noted that there is an abundance of car washes within a ten-mile radius despite ongoing news of a water shortage and reservoir limitations. Mr. Wade stated that it is difficult to see significant amounts of water allocated to car washes when residents have invested heavily in landscaping that requires irrigation. As a citizen, he argued that while car washing is a convenience, the priority should be ensuring enough water is available for residents to maintain their property and plants.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson 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. Thompson stated that the existence of a drought problem was not a new development and noted that such conditions could sometimes persist for extended periods. However, she pointed out that these phases are often followed by periods of significant rainfall that alleviate the issue. She argued that attributing the need for a permanent change in the ordinance to a drought would establish long-term policy on what she characterized as a temporary situation.

Mr. Cervantes stated that ordinances are subject to revision and emphasized that they can be changed. He further stated that nothing is permanent.

Ms. Thompson stated that the city consistently faces drought problems, even if they are recurring and temporary. She noted that public water restrictions have been implemented specifically regarding when residents can water their landscaping due to an obvious water shortage. She also suggested that it is valid to question whether the city maintains sufficient water capacity for the entire year. Referring back to a January meeting, she reminded the group of her recommendation for the city to investigate a tiered billing approach for high-consumption users and inquired if that proposal had been examined.

Mr. Cervantes stated his belief that the City administration is considering the proposal. He added that he could follow up to provide further information.

Ms. Thompson stated that the City could continue to implement distance-based limits, such as one, two, or ten miles, but argued that such measures fail to address the core issue. She suggested that the primary concern remains finding an effective way to control water usage among high-consumption users

Chairwoman Izaguirre stated that she believed the administration was looking into the matter.

Ms. Garza inquired whether the matter had been discussed with legal counsel. She noted that she had seen social media posts from an individual potentially considering litigation due to the restriction and reiterated her interest in finding out if legal counsel had been consulted.

Mr. Cervantes stated that the ordinance amendment had been reviewed and approved by the city attorney. He then inquired if there were any further questions.

Mr. Villarreal inquired whether there was an estimation regarding the amount of water usage reduced by changing the restriction from one mile to two miles.

Mr. Cervantes stated that he could not provide specific numbers. He explained that the measure would help prevent the entry of additional businesses that consume a substantial amount of water.

Chairwoman Izaguirre noted that there were three car washes on Shary Road and approximately four near the coffee shop, suggesting that those types of businesses likely required further review.

Ms. Thompson expressed a desire to compare the city's current rates with those of other municipalities. She further inquired, referencing Mr. Villarreal's earlier point, about the ultimate impact the two-mile expansion would have on water consumption.

Chairwoman Izaguirre stated that there would be fewer car washes, which would result in lower water consumption.

Ms. Thompson noted that a large, wide parcel of land exists along Stewart Road, extending between Bryan Road and the expressway. She observed that, under the proposed changes, only the southwest corner of that area would remain available.

Mr. Cervantes explained that the proposed changes were more restrictive. He noted that a forthcoming ordinance would address the remaining portions of land, requiring a conditional use permit for any qualifying properties. He informed the group that this matter would be presented at the next meeting, adding that because car washes are inherently noisy, this process would provide surrounding property owners with the opportunity to object.

Ms. Thompson stated that she understood the concept behind the proposal but expressed confusion regarding the timing. She noted that since the drought was already an issue in January when the ordinance was set at one mile, she questioned why a two-mile restriction had not been implemented at that time.

Mr. Cervantes acknowledged that the restriction perhaps should have been set at two miles in January. He suggested that the initial decision might have been premature due to insufficient research.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the ordinance amendment. Mr. Sanchez seconded the motion. Upon a vote, Ms. Garza and Ms. Thompson voted nay. The motion passed in a 4-2 vote.

Started: 5:46 p.m.
Ended: 5:49 p.m.
Item #6
Ordinance Amendment: Consideration of the adoption of an ordinance amending the Code of Ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Amending the Fees for Subdivision Infrastructure Inspections for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes

Mr. Cervantes proposed an ordinance amendment to introduce a fee for subdivision inspection lab testing. He explained that while the city currently contracts engineering firms to ensure infrastructure is built correctly to prevent future maintenance issues, the existing system for handling failed tests is problematic. Under current rules, developers are responsible for paying for failed tests directly; however, because the engineering firms work for the city, this creates a conflict in payment collection. To resolve this, he requested that an additional 15% fee be added to the initial estimate to cover potential failed tests, ensuring the engineering firm remains under the city's direction throughout the process. He further clarified that if any of these funds remain at the time the subdivision is recorded the balance would be returned to the developer.

Ms. Garza inquired whether additional funds or resources would be required if the initial amount proved insufficient.

Mr. Cervantes explained that the city maintains mechanisms to monitor account balances throughout the process. He stated that if a high number of failed tests occurs and the initial 15% fee proves insufficient, the city will request additional funds from the developer for escrow.

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. Thompson 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. Austin inquired about the frequency of test failures, specifically requesting the current rate at which such failures are encountered.

Mr. Ramirez stated that while the outcome depends on the specific subdivision, an additional 15% should be sufficient to cover the issue.

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

Started: 5:49 p.m.
Ended: 5:56 p.m.
Item #7
Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes

Mr. Cervantes presented a zoning ordinance amendment that would allow cell towers in several additional zoning districts via a conditional use permit. He noted that while towers are currently restricted to commercial and agricultural zones, the city has received requests for installations on residential and industrial properties. He explained that the amendment would enable individuals to apply for towers in these other categories through the conditional use permit process, which includes public hearings where specific conditions can be applied. Following his explanation, he inquired if anyone in the audience wished to speak in favor of or in opposition to the item.

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

Mr. Juan Cantu, the president of Wagon City South, spoke in favor of the amendment, representing a small community where many residents live on set budgets. He explained that constructing a 40-foot tower would provide free internet for the community hall and lower individual residents' costs to a flat rate of $35.99, including taxes. He noted that the community had held a meeting on February 11, 2026, where members voted to support erecting the tower on their property next to the Grand Park. Mr. Cantu emphasized that the tower would serve only the park's residents and would not be used for outside commercial purposes. He further detailed the financial benefits, noting that the arrangement would cover the hall's electricity bill and save the community approximately $2,000, which could be reinvested into park infrastructure such as the recently remodeled swimming pool.

He assured the group that the community holds a million-dollar insurance policy to cover any potential issues. He concluded by reiterating his commitment to saving money for the park's residents.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson 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. Thompson inquired whether individuals interested in the proposal would still be required to apply for a conditional use permit.

Mr. Cervantes explained that applications would be reviewed on a case-by-case basis. He stated that the ordinance would allow individuals to apply for a specific property, after which the city would notify neighbors within a 200-foot radius, post a conditional use permit sign, and schedule public hearings. He noted that if surrounding property owners objected, the permit could be denied or approved with additional conditions. Furthermore, he clarified that while these are typically life-of-the-use permits due to the substantial investment involved, the level of public opposition would be a significant factor in determining whether the permit is granted or denied.

Ms. Thompson observed that she could foresee a situation where a large developer might utilize this option in order to benefit from cost savings.

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

ITEM#8
ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission