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**MINUTES**

**PRESENT:**

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

**ABSENT:**

**ALSO PRESENT:**

Abel Bocanegra  
Lucille Cavazos  
Brenda Enriquez  
Antonio Arrellano  
Mario Reyna  
Christopher Anderson  
Julio Alaniz  
Patrick Mckenin  
Charles Timmons  
Joseph Welch

**STAFF PRESENT:**

Anais Chapa, Assistant City Secretary  
Juan Pablo Terrazas, Asst. City Manager  
Edgar Gonzalez, Deputy City Engineer  
Cesar Torres, Chief of Police  
Vidal Roman, Finance Director  
Amy Tijerina, Community Events Director  
Xavier Cervantes, Planning Director  
Alex Hernandez, Planning Director  
Abram Ramirez, IT Director  
Yenni Espinoza, Library Director  
Nereyda Peña, Asst. Human Resources Director  
Ruben Hernandez, Media Relations  
Brad Bentsen, Parks & Rec Director  
Judith E. Garcia, Deputy Media Relations Dir.  
Humberto Garcia, Media Relations  
Michael Elizalde, Dir. Of Grants & Strategic Dev.  
Michael Fernuik, Golf Course Director  
Mike Silva, Fire Chief  
Joel Chapa, Police Officer  
Javier Lara, Police Officer  
Marisol Chavero, Police Officer

**REGULAR MEETING**

**CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:30 p.m.

**INVOCATION AND PLEDGE ALLEGIANCE**

Councilman Alberto Vela led the invocation and Pledge of Allegiance

**DISCLOSURE OF CONFLICT OF INTEREST**

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

Councilman Vela had one on file for agenda item 29.

## **PRESENTATIONS**

### **1. Proclamation - Childhood Cancer Awareness Month – Tijerina**

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

### **2. July 2025 Employee of the Month – Munguia**

Noemi Munguia, Human Resources Director, recognized Jose G. Martinez, Heavy Equipment Operator II, as the Employee of the Month for the month of June. Mr. Martinez was a dedicated driver in our Sanitation Department who went above and beyond every day to ensure Mission's trash routes are completed safely, efficiently, and with great attention to detail. He displayed extraordinary courage and quick thinking when a fire broke out in his unit's garbage load. His swift actions not only protected himself and his vehicle, but also prevented harm to the residents and property.

### **3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez**

Brenda Enriquez, Mission Chamber of Commerce President, recapped on the following events: Ribbon Cuttings: The Cordelle Event Center, Milestone Celebration for Sharyland Lil Institute, Official Welcoming of Moon Restaurant, Tortilleria Raises Arterias. The Chamber also hosted a successful Buenas Tardes Luncheon. Upcoming Events: Ribbon Cutting for Shary Oaks Townhomes 8/29/25, Ribbon Cutting for Consuelo Behavioral Health 9/04/25, Mission Regional Medical Center Expansion Celebration 9/10/25, PostNet celebrating 25 years of business in Mission 9/18, Taqueria Oviedo celebrating 22 years of business in Mission 9/30/25. Nominations are open for Annual Business Awards. Ballots were also due by August 29, 2025.

### **4. Presentation of Final Draft of Proposed 2025-2026 Fiscal Year Budget - Perez**

Mike Perez, City Manager, presented the proposed final draft for the 2025-2026 Fiscal Year Budget.

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

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

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

None

## **ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER**

City Manager – Ribbon Cutting for the Expansion of the Recycling Center, tomorrow at 9 am on 15<sup>th</sup> St and Perkins, Operation Chill – Wednesday, August 27<sup>th</sup> at 4:30p.m. at Stripes, 3108 N. Shary Road, Greater Gold Foundation Walk – Sunday September 7, 2025 at 7pm at the Mission Event Center. City Hall will be closed on Monday, September 1, 2025 in observance of Labor Day. Council Meetings will be changing from Mondays to Tuesdays. Meetings would now be held the second and fourth Tuesday of each month.

City Council – Councilwoman Gerlach stated that we had completed the first week of school, and it seemed like everything was running smoothly with traffic in the school zones.

Mayor - Announced the Youth Prayer Night that would be held at the Mission Event Center on August 30, 2025 at 6:30 p.m. She also stated that Bryan Road was under construction and would be an 18-month project. She asked for residents to be patient while the project was underway and asked that they be careful.

## **PUBLIC HEARING**

### **PLANNING & ZONING RECOMMENDATIONS**

**7. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), being 14.269 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 320 feet North of Monte Cruz Street. Applicant: Mario Reyna c/o Triton Group Ventures, LLC, Adoption of Ordinance #5697 - Cervantes**

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Townhouse Residential District (“R-1T”) to develop a townhouse residential development. The irregular-shaped tract of land had 14.269 acres in area and measured 274.53 feet along N. Holland Avenue and had a depth of 1,260 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the South and East, Agricultural Open Interim (A-OI) and Mobile & Modular Home (R-4) to the West, and Single-family Residential (R-1) to the North. The surrounding land uses included single-family homes to the North and West, a mobile home subdivision to the West and East, a drain ditch and the IDEA Mission North school to the South. The subject property was vacant along. The Future Land Use Map showed the property designated for low density residential uses, but staff believed the property was in transition to medium-density residential land uses. Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

Staff and City Manager recommended approval.

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

Mario Reyna, stated that this land/acreage was full of history. As part of the rezoning, some of the land had been donated to the United Irrigation District bringing 15 acres down to 11 acres. The lot sizes would vary with the smallest being 32 by 100. These lots would be used for single family homes averaging 1400 square feet.

Marissa Gerlach inquired if this property was part of the drainage agreement that we had.

Juan Pablo “JP” Terrazas, Assistant City Manager, stated that the property owners had donated an extra 100 ft of easement to the United Irrigation District which is why they were recommending to approve this rezoning request.

Mayor Pro Tem Plata moved to approve rezoning request from Single-family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), being 14.269 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 320 feet North of Monte Cruz Street. Applicant: Mario Reyna c/o Triton Group Ventures, LLC, Adoption of Ordinance #5697. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5697**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR 14.269 ACRES OUT OF LOT 27-5, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE EAST SIDE OF HOLLAND AVENUE APPROXIMATELY 320 FEET NORTH OF MONTE CRUZ STREET, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-1T (TOWNHOME RESIDENTIAL)

**8. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to General Business District (“C-3”), being Lot 19, Block 3, Oakwood Estates Subdivision, located at the Northeast corner of W. Griffin Parkway and River Oak Avenue. Applicant: Eduardo Sanchez, Adoption of Ordinance #5698 - Cervantes**

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to General Business District (“C-3”) for a possible commercial development. The lot of record measured 65 feet by 120 feet. According to the Hidalgo County Appraisal District the lot had an area of 0.1771 acres. The surrounding zones were Single-family Residential (R-1) to the North and East, and General Retail district (C-3) to the West and South. The surrounding land uses were a commercial plaza to the west, Tropical Breeze Snow Cones to the West, The Little Club Dependent Center to the South and a single-family home to the North. The subject property was vacant. The Future Land Use Map showed the subject property as General Commercial. The requested zoning was in line with the future land use map designation for the property. Notices were mailed to 22 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners.

Staff and City Manager recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the rezoning request from Single-family Residential District (“R-1”) to General Business District (“C-3”), being Lot 19, Block 3, Oakwood Estates Subdivision, located at the Northeast corner of W. Griffin Parkway and River Oak Avenue. Applicant: Eduardo Sanchez, Adoption of Ordinance #5698. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

**ORDINANCE NO. 5698**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR LOT 19, BLOCK 3, OAKWOOD ESTATES SUBDIVISION, LOCATED AT THE NORTHEAST CORNER OF W. GRIFFIN PARKWAY AND RIVER OAK AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-3 (GENERAL BUSINESS)

**9. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Nursery in a property zoned (AO-I) Agricultural Open Interim District, being Lot 2, Lozano Estates Subdivision, located at 1711 W. Mile 3 Road, Applicant: Antonio Arellano, Adoption of Ordinance #5699 - Cervantes**

The subject site was located approximately 1,000 east of Inspiration Road along the south side of Mile 3 Road. The applicant had a large agricultural lot fronting 114.63 feet along W. Mile 3 Road, with a depth of 516.36 feet. Per Code of Ordinance, a nursery required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a conditional use permit to have a

nursery on his lot where he has his homestead. Access to the site is off W. Mile 3 Road. The applicant proposed to have the plants displayed on a designated area along the front of the property, behind the fence. The proposed days and hours of operation are Monday–Saturday from 9:00 am to 6:00 pm and Sunday from 9:00 am to 3:00 pm. Staff: 5 employees. Parking: The applicant had a long driveway that could easily stack up 4 to 5 vehicles and a circular driveway in front of the property for at least 5 vehicles. 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: 1 year permit to continue to assess this conditional use permit; Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); No vehicles would be allowed to park on the lawn or the Mile 3 right-of-way; CUP was not transferable to others. Hours of operation to be as followed: Monday – Saturday from 9:00 am to 6:00 pm, and Sunday from 9:00 am to 3:00 pm.

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

Antonio Arellano, applicant, stated that he was in favor of the request.

Mayor Pro Tem Plata asked if they would be able to approve the item for life of use.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Home Occupation – Nursery in a property zoned (AO-I) Agricultural Open Interim District, being Lot 2, Lozano Estates Subdivision, located at 1711 W. Mile 3 Road, Applicant: Antonio Arellano, Adoption of Ordinance #5699 with life of use. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

#### **ORDINANCE NO. 5699**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION – NURSERY IN A PROPERTY ZONED (AO-I) AGRICULTURAL OPEN INTERIM DISTRICT, BEING LOT 2, LOZANO ESTATES SUBDIVISION, LOCATED 1711 W. MILE 3 ROAD

#### **10. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Custom Suppressor Solutions, LLC, in a (R-1A) Large Lot Single Family Residential District, being Lot 26, Rockingham Subdivision, located at 1706 Sandstone Drive, Applicant: Christopher Anderson, Adoption of Ordinance #\_\_\_\_\_ - Cervantes**

The subject site was located at the southwest corner of Sandstone Drive and Tulip Avenue. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicant proposed to operate a federally licensed firearm business at his residence. The proposed use would provide limited firearm transfers, online sales processing, and/or gunsmithing services with no retail showroom. The conditional use permit was a requirement for his application with the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) for a Federal Firearm License. The business would function entirely from a secure, dedicated room within their home. Their proposed business would operate without signage or exterior advertising; store all firearms in locked, bolted-down safes, utilize a monitored alarm system and video surveillance;

comply fully with all federal, state, and local regulations, ensure that all transfers require background checks via the NICS system; and restrict access to the secure business area to the owners only. The proposed days and hours of operation were Fridays from 5:00 pm to 6:00 pm by appointment only. (They expect minimal customer traffic, typically fewer than 3 visits per week); Staff: Husband and wife only; Parking: There was a two-car driveway, a garage, and a circular driveway that could easily stack up two vehicles. Staff mailed out (22) legal notices to surrounding property owners. The applicant provided letters of support from two of his neighbors. There was public opposition at the P&Z Meeting. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: 1 year permit to continue to assess this conditional use permit. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance. Compliance with all City Codes (Building, Fire, Sign Codes, etc.). Acquire a business license. CUP was not transferable to others. Hours of operation: Fridays from 5:00 pm to 6:00 pm, by appointment only.

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

Christopher Anderson, 1706 Sandstone Drive, spoke in favor of the request. He stated that he had heard the concerns from the neighbors in the area and wanted to emphasize that he would not be selling actual fire arms from his home. Their manufacturer was located in Ohio. He was in the business of selling attachments for firearms and it was customary to sell to gun shops and custom rifle builders. There would not be much of an increase in traffic in the neighborhood as he would not be attending to many customers at his home. He also had various safety measures in place.

Debra Flores, 1619 Sandstone Drive, spoke in opposition of this request. She stated that this was a residential area and approving this request would open the doors to more residents wanting to conduct businesses from their homes. She was also very concerned about increased traffic and the safety of the residents.

Amy Tijerina, 1700 Sandstone Drive, spoke in opposition of this request. Her concerns were increased traffic and safety. She stated that this was a residential area and businesses should rent a place to conduct sales.

Arturo Lerma, 3112 Tulip Avenue, spoke in favor of this request. He stated that he had known the applicant for a few years now and was confident that he would not bring any harm to the area nor would he be selling firearms from his home. He would be selling parts only.

Ismael Kino Flores, 1619 Sandstone Drive, spoke in opposition to this request. He commented that any additions or attachments for guns were intended to make the weapon bigger and better. He was not comfortable with the idea of this type of business being conducted in a residential area.

Mayor Pro Tem Plata moved to deny a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Custom Suppressor Solutions, LLC, in a (R-1A) Large Lot Single Family Residential District, being Lot 26, Rockingham Subdivision, located at 1706 Sandstone Drive, Applicant: Christopher Anderson, Adoption of Ordinance # \_\_\_\_\_. Motion was seconded by Councilwoman Gerlach and denied unanimously 5-0.



**11. Conduct a public hearing and consideration of a Conditional Use Permit for an Outdoor Padel Court and other recreational activities as shown in the site plan – IMG N Park in a (C-3) General Retail District, being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision, located at 719 Ragland Street. Applicant: Jorge E. Careaga, Adoption of Ordinance #5700 - Cervantes**

Mr. Jorge E. Careaga, the applicant, was requesting a Conditional Use Permit for the IMG N Park that has outdoor padel courts and an outdoor soccer field. The business was located 800' South of US Business 83 along the west side of Ragland Street. The business had been in operation since 2022. Section 1.43-C-3 (General Business) (3) (g) states that "Amusement parks, circus or carnival grounds, commercial amusement, or recreational development, or other temporary structure used for temporary purposes" were allowed with a conditional use permit. The site no longer had a restaurant but had a kitchen and contained three (3) outdoor padel courts and an outdoor soccer field with restrooms for men and women. There were 26 parking spaces (4 ADA spaces) available for the patrons. Hours of operation were Monday to Sunday from 9:00 a.m. to 11 p.m. Notices were mailed out to 31 surrounding property owners within 200 feet of the subject property. Staff had not received any phone calls in opposition to the request.

Staff and City Manager recommended approval subject to the following conditions: The permit to be for a two-year period; Must comply with the building, fire and health codes; Must maintain the 6' buffer requirement; Must obtain a new business license; Must comply with the noise ordinance; Hours of operation were limited to Monday to Sunday from 9:00 a.m. to 11:00 p.m.

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

There were no comments.

Councilwoman Ortega inquired as to why this was recommended for only two years and not life of use. This was a nice place for families to enjoy.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for an Outdoor Padel Court and other recreational activities as shown in the site plan – IMG N Park in a (C-3) General Retail District, being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision, located at 719 Ragland Street. Applicant: Jorge E. Careaga, Adoption of Ordinance #5700 for life of use. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5700**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A  
CONDITIONAL USE PERMIT FOR AN OUTDOOR PADEL COURT AND OTHER  
RECREATIONAL ACTIVITIES AS ASHOWN IN THE SITE PLAN – IMG N PARK IN A (C-3)  
GENERAL BUSINESS DISTRICT, BEING THE NORTHWEST 9.96 ACRES OUT OF LOT 203,  
JOHN H. SHARY SUBDIVISION, LOCATED AT 719 RAGLAND STREET

**12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Danny's Place, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Daniel Leal, Adoption of Ordinance #5701 – Cervantes**

The site was 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 required the approval of a conditional use permit by the City Council. The applicant proposed to place a mobile food unit in a mobile food park to sell their products. The proposed hours of

operation were as follows: Monday through Saturday from 6:00 am to 12:00 am; Staff: 2 employees; Parking: The site had 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 noted that this property was located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff had 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 was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Approval for a 1-year re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation are Monday through Saturday from 6:00 am to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license prior to occupancy for each mobile food unit; CUP was 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 to allow a Mobile Food Unit – Danny's Place, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Daniel Leal, Adoption of Ordinance #5701. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

#### **ORDINANCE NO. 5701**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE FOOD UNIT-DANNY'S PLACE, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 307 W. TOM LANDRY STREET

**13. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Martha's Burgers & More, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Martha Avitia, Adoption of Ordinance #5702 - Cervantes**

The site was 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 proposed to place a 9-foot by 18-foot mobile food unit in a mobile food park to sell their products. The proposed hours of operation were as follows: Monday through Sunday from 7:00 am to 12:00 am. Staff: 3 employees; Parking: The site had 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 noted that this property was located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff had 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 were needed 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: Approval for a 1-year re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation were Monday through Sunday from 7:00 am to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license prior to occupancy for each mobile food unit; CUP was 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 to allow a Mobile Food Unit – Martha's Burgers & More, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Martha Avitia, Adoption of Ordinance #5702. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

#### **ORDINANCE NO. 5702**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE FOOD UNIT-MARTHA'S BURGERS AND MORE, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 307 W. TOM LANDRY STREET

#### **14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs, being Lot 1, Madrigal Subdivision, in a (C-2) Neighborhood Commercial District, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #5703 - Cervantes**

The site was located 130 feet North of W. 2<sup>nd</sup>. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit required the approval of a conditional use permit by the City Council. The applicant proposed to renew the conditional use permit of the mobile food unit to sell their products. The hours of operation were as follows: Monday through Thursday from 6:00 p.m. to 12:00 a.m. and Friday through Sunday from 6:00 pm to 1:00 am. Staff: 4 employees; Parking: The site had 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Approval for 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation were Monday through Thursday from 6:00 p.m. to 12:00 a.m. and Friday through Sunday from 6:00 pm to 1:00 am.; Must comply with the noise ordinance; CUP was not transferable to others

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

There were no comments.

Mayor Pro Tem Plata suggested that they only approve the permit for one year. He has driven by this business and had concerns. He stated that it needed several improvements. They had tables set up in the area; however, this was off of Inspiration and was concerned about safety.

Councilwoman Ortega asked if they could add a condition that they could only pick up food to go and not eat there.

Mayor Garza suggested that they build a fence around the area.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs, being Lot 1, Madrigal Subdivision, in a (C-2) Neighborhood Commercial District, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #5703 with the additional conditions of adding a fence and approving the permit for one year. Motion was seconded by Councilman Vela and approved unanimously 5-0.

### **ORDINANCE NO. 5703**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A MOBILE FOOD UNIT-FIESTA HOT DOGS, BEING LOT 1, MADRIGAL SUBDIVISION, LOCATED AT 208 N. INSPIRATION ROAD

**15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Dak’s Snacks in a (C-2) Neighborhood Commercial District, being Lot 1, Sylvia Plaza Subdivision, located at 810 N. Schuerbach Road, Suite D, Applicant: Cristina Salazar, Adoption of Ordinance #5704 - Cervantes**

The subject site was located at the southeast corner of Schuerbach Road and Business 83. Per Code of Ordinance, Drive-Thru Service Windows required the approval of a Conditional Use Permit by the City Council. There was an existing 24' x 35' (840 sq. ft.) snack shop with a drive-thru service window that had been in existence since July 2021. Access to the site was provided off Schuerbach Road with a 45' driveway. The service window was located approximately 15' from the corner of the building, which provides stacking for approximately two vehicles. The proposed days and hours of operation were Monday–Sunday from 11:00 am to 11:00 pm. Staff: 2 employees; Parking: the 840 sq. ft. site requires 5 parking spaces. It was noted that the parking area was held in common (35 existing parking spaces, inclusive of gas pump stalls) and was shared with other businesses. The last conditional use permit approved for the drive-thru service window for this location was on September 26, 2022 for a period of 2 years. Staff noted that this would be the 3<sup>rd</sup> renewal. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (9) 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 use with the understanding that the permit can be revoked due to noncompliance. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). CUP was not transferable to others. Hours of operation to be as followed: Monday – Sunday from 11:00 am to 11:00 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 Renewal for a Drive-Thru Service Window – Dak's Snacks in a (C-2) Neighborhood Commercial District, being Lot 1, Sylvia Plaza Subdivision, located at 810 N. Schuerbach Road, Suite D, Applicant: Cristina Salazar, Adoption of Ordinance #5704. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5704**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOW – DAK'S SNACKS IN A (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT, BEING LOT 1, SYLVIA PLAZA SUBDIVISION, LOCATED AT 810 N. SCHUERBACH ROAD, SUITE D

**16. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – The Cordelle Events, being Lot 20, Shary Business Center Subdivision, in a (C-3) General Commercial District, located at 2402 Brock Street, Suite C, Applicant: Julio Alaniz, Adoption of Ordinance #5705 - Cervantes**

The site was located 130 feet East of Shary Road F.M. 494 along the South side of Brock Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center required the approval of a conditional use permit by the City Council. The applicant proposed a renewal of the conditional use permit for the Event Center. The hours of operation were as follows: Sunday through Saturday from 8:00 a.m. to 12:00 am. Staff: 3 employees; Parking: Due to the total of 48 seating spaces, which required 16 parking spaces (48 seats/ 1 space for every 3 seats = 16 parking spaces). It was noted that the parking area was held in common (142 existing parking spaces) and shared with other businesses. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (11) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Approval for 2 years re-evaluation subject to; Hours of operation were Sunday through Saturday from 6:00 a.m. to 12:00 a.m.; Maximum occupancy being 71; Must comply with the noise ordinance; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention.

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

Julio Alaniz, applicant, stated that a year had passed by fast and they had six events so far. The previous parking concerns had been addressed and fixed. He appreciated council for the opportunity.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for an Event Center – The Cordelle Events, being Lot 20, Shary Business Center Subdivision, in a (C-3) General Commercial District, located at 2402 Brock Street, Suite C, Applicant: Julio Alaniz, Adoption of Ordinance #5705. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**ORDINANCE NO. 5705**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR AN EVENT CENTER – THE CORDELLE

EVENTS, BEING LOT 20, SHARY BUSINESS CENTER SUBDIVISION, LOCATED AT 2402 BROCK STREET, SUITE C

**17. Conduct a public hearing and consideration and possible action to approve a resolution for a license to encroach onto a City of Mission Right-of-Way, being a part of Lot 1, Pena Escondida Estates, located at 2211 Betty Drive, for the purpose of building parking spaces for the Waterford Gardens Retirement Community employees. Applicant: Lucille G. Cavazos, Administrator, Approval of Resolution #1999- Cervantes**

Ms. Lucille Cavazos, the applicant, was requesting a license to encroach onto the City's right-of-way by building parking area for the Waterford Gardens Assisted Living employees. The right-of-way for Lot 1, Pena Escondida Estates had frontage to Betty Drive along the 50 feet radius cul-de-sac with a length of 97.19 feet. Based on the site plan, the applicant was requesting to pour a concrete slab on the right-of-way where the employees will be able to park. The request had been reviewed by the Staff Review Committee. There was no objection to the requested license to encroach with conditions. The Waterford Gardens had been granted a Life of Use Conditional Use Permit for non-residential facilities on Lot 1, Pena Escondida Estates dated March 27<sup>th</sup>, 2017.

Staff and City Manager recommended approval subject to the following conditions: Ownership of the property shall remain accessible to the city at all times; The City reserved the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements; The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties; That Waterford Gardens, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the City of Mission harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the City of Mission. The Licensee must obtain all necessary permits and approvals prior to the use of the property. The Licensee must maintain the said property area in a safe and clean condition.

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

Lucille Cavazos, applicant, stated that she had been the owner and managing this property for 25 years. Some of her employees were currently parking on the road (on the cul-de-sac), and she would like for this item to be approved so that they would be able to park their vehicles on the pavement. Essentially, she was trying to add a paved area for the employees to park their vehicles in an effort to remove them from the street area.

Patrick Mckenin, 2207 Betty Drive, spoke in opposition of this request. His concern was that this was still a residential area, and adding a parking lot to the area would decrease the value of his home if he wanted to sell at a future date.

Charles Timmons, wanted to know what would happen to the sidewalks if they made this a parking area. He stated he used the area to walk his dogs daily. He also agreed with Mr. Mckenin about the value of the homes in the area decreasing.

Councilwoman Ortega asked about how the employees entered the property. She also asked if it would be possible to move the current fence to accommodate the driveway without disrupting the flow of the sidewalk.

The contractor for this project stated that there was a fence in the back area that the employees used to access the property. He also stated that the fence could not be moved as there was a pond on the other side of it. He stated they were not building a parking lot and were only going to pave a dirt area on the cul-de-sac so that the employees could use for parking.

Ms. Cavazos stated that she would be willing to move the current fence a few feet to accommodate the driveway and ensure that the sidewalk was not blocked.

Mayor Pro Tem Plata moved to approve a resolution for a license to encroach onto a City of Mission Right-of-Way, being a part of Lot 1, Pena Escondida Estates, located at 2211 Betty Drive, for the purpose of building parking spaces for the Waterford Gardens Retirement Community employees. Applicant: Lucille G. Cavazos, Administrator, Approval of Resolution #1999 with the condition that the sidewalk not be blocked. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

### **RESOLUTION NO. 1999**

THE CITY OF MISSION, TEXAS A HOME RULE MUNICIPAL CORPORATION OF 1208 E. 8<sup>TH</sup> STREET, MISSION TEXAS 78572, HEREIN AFTER REFERRED TO AS GRANTOR HAS HEREBY GRANTED, AND CONVEYED AND BY THESE PRESENT DOES GRANT, AND CONVEY UNTO LUCILLE G. CAVAZOS A REVOCABLE LICENSE TO ENCROACH BY ALLOWING THE USE OF THE CITY'S RIGHT-OF-WAY OF LOT 1, PENA ESCONDIDA ESTATES LOCATED AT 2211 BETTY DRIVE, CITY OF MISSION, HIDALGO COUNTY, TEXAS, SAID ENCROACHMENT CONSISTING OF THE CONSTRUCTION OF A CONCRETE PARKING PAD ON SAID STRIP OF LAND AS DESCRIBED ON THE ATTACHED MAP HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

### **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*

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

Regular Meeting – August 11, 2025

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

Shary Golf Course Advisory Board – July 2, 2025

Parks & Recreation Board – July 8, 2025

#### **20. Authorization to purchase John Deere Tractor & Rotary Cutter (Shredder) from Tellus Equipment Solutions via Buy Board # 706-23 in the amount of \$43,179.96 – Terrazas**

Staff was requesting to purchase a John Deere Tractor & Rotary Cutter (Shredder) from Tellus Equipment Solutions Buy Board Vendor 706-23. Tractor and Rotary Cutter (Shredder) will be used to cut grass at North & South Reservoirs and Water Towers.



**21. Authorization to lease forty five (45) additional 2026 electric golf carts for a term of 60 months (5 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01.in the total monthly amount of \$5,978.25 – Fernuik**

Staff was seeking authorization to add 45 additional golf carts to its existing 70 cart fleet in anticipation of the opening of our new lit 9 holes for evening play. Our current fleet of 70 carts would not be able to handle the demand of golfers playing during the day and now at night. These carts would have lithium batteries that would allow them to charge more quickly, be equipped with fleet management controls, like geo fencing and car tracking. The lease on these carts are of a longer term compared to our current 36-month lease. This was due to the longer life span of lithium batteries. The cost of these additional carts would be covered by the added revenue from cart rental during the night operation. The monies to cover this lease were added into the upcoming FY25-26 budget as an additional department request.

**22. Authorization to purchase sixty (60) Standard Duty Front Load Containers and ten (10) Standard Duty Slant Front Load Containers from Wastequip via Sourcewell Co-Operative Contract #010825-WQI in the amount of \$66,060 – Mendiola**

Staff was seeking authorization to purchase sixty (60) standard duty front load containers (10- 2 Cubic Yard, 20- 4 Cubic Yard, 20- 6 Cubic Yard, and 10- 8 Cubic Yard) and ten (10) 8 Cubic Yard standard duty slant front load containers for our Commercial Division. Due to the city's rapid growth, the Sanitation Department was requesting these commercial containers to keep up with the demand and the city's current services. These containers would be purchased from Wastequip via Sourcewell Co-Operative Contract #010825-WQI.

**23. Approval of Resolution #2000, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Permian Basin Water Resources LLC; and matters related thereto – T. Garcia**

Lee McCormick, President of Community Development Associates, had facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Permian Basin Water Resources LLC, under the assistance of MEDC's Private Activity Bond program. Attached was a staff report and the proposed resolution. Mr. McCormick would be available to answer any questions City Council members may have.

**RESOLUTION NO. 2000**

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC  
DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON  
BEHALF OF PERMIAN BASIN WATER RESOURCES, LLC; AND MATTERS  
RELATED THERETO

**24. Authorization to enter a participation agreement with the Texas Department of Public Safety and FBI, to access the Law Enforcement Enterprise Portal (LEEP) at no cost to the city – Torres**

The Mission Police Department was requesting authorization to enter a participation agreement with the Texas Department of Public Safety and FBI, to access the Law Enforcement Enterprise Portal (LEEP). The LEEP access was an electronic gateway that provided law enforcement agencies, intelligence partners, and criminal justice entities with centralized access to many different resources and services via a single sign-on. Agreement would go into effect on the day signed by the Participant Agency (City of Mission Police Department) until it was

terminated/modified by both parties. Agreement details all responsibilities, expectations, and roles for each party.

**25. Authorization to enter a memorandum of understanding with CACHSC of Hidalgo and Starr Counties at no cost to the city – Torres**

The Mission Police Department was requesting authorization to enter a memorandum of understanding with CACHSC of Hidalgo and Starr Counties. The mission of this entity was to reduce the emotional trauma of child abuse victims by facilitating a multidisciplinary team approach that supports the prevention of child abuse through community education and promoted the effective prosecution of those who perpetrate crimes against children. The City of Mission Police Department's collaboration would include shared case information, coordinated investigations, timely service referrals, amongst other expectations. All responsibilities, expectations, and roles for each party were listed in this memorandum of understanding.

**26. Plat Approval Subject to Conditions for the proposed Imperio Vista Subdivision, being a 5.92 acre tract of land out of Lot 97, Mission Acres Subdivision, Developer: Obed Matus, Engineer: Rio Delta Engineering – Cervantes**

Imperio Vista Subdivision consisted of 30 single family residential lots and 1 detention area and was located on the Southeast corner of Adams Street and W. 20<sup>th</sup> Street. This subdivision would have access from Adams Street and will extend and connect to and from W. 20<sup>th</sup> Street. These streets were complete and equipped with all the infrastructure to supply and service the new development. The Engineering Department had reviewed and approved the drainage report. The tract of land was rezoned from AO-I to R-1T on February 19, 2025 by P&Z and approved by City Council on February 24, 2025. All the lots were meeting the R-1T lot restrictions as per zoning requirements. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will 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.

Staff 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.

**27. 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 Establishing a Process and Per Hour Fee for Subdivision Infrastructure Inspections and for Geotechnical Lab Testing. Applicant: City of Mission, Adoption of Ordinance #5706 - Cervantes**

House Bill 3492 became state law and became effective on September 1, 2023. Under HB 3492, cities were prohibited from basing fees for applications, reviews, inspections, or related activities for constructing or improving public infrastructure on the cost or value of the project. Instead, fees should be based on the city's actual review, processing, and inspection costs. Currently, the City of Mission subdivision ordinance required a 2% of the infrastructure value inspection fee to cover the cost of City employees doing field inspections throughout the construction of the subdivision. In addition, the city charges 5% of the infrastructure value fees for geotechnical testing. Instead of the 2% fee covering the cost of city staff conducting field inspections, staff propose charging \$85.00 per hour, per person. A monthly invoice would be sent to the developer during the construction of the subdivision. Instead of the 5% fee for geotechnical testing, staff proposed obtaining a cost estimate from the geotechnical firm the city had under contract to cover their fees. The developer would be

required to pay the estimate during the preconstruction meeting. The ordinance review committee met on August 8, 2025. They approved the ordinance with the understanding that the \$85.00 per person per hour fee would be re-evaluated every six months as subdivisions get recorded under the new system.

### **ORDINANCE NO. 5706**

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98- SUBDIVISIONS, ARTICLE VI -FEES AND CHARGES, SECTION 98-272 – INSPECTION FEES BY ESTABLISHING A PROCESS AND PER HOUR FEE FOR SUBDIVISION INFRASTRUCTURE INSPECTIONS AND FOR GEOTECHNICAL LAB TESTING; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

#### **28. Plat Approval: Sharyland Plantation Village Granada Phase II Subdivision, 10.04 acres of land, more or less, and partially located within Lot 92 & Lot 102, John H. Shary Subdivision, Developer: Charco Land Sales, LLC, Engineer: Mesquite Engineering – Cervantes**

The subdivision was located North of the intersection of Los Indios Parkway and West of Glasscock Road. This development consisted of 35 residential lots and 1 common area. Water service would be provided by a connection from an existing 8" water line north of the site and looped to the south of this development to an existing 12" line along Los Indios Parkway with 3 fire hydrants as per the Fire Marshall's directive. The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts at each lot. The internal streets were 32' Back-to-Back within a 50' ROW. Access would be by existing ROW extensions from Phase I and Los Indios Parkway. Internal streets would be public. This site was part of a master drainage plan. The City's engineering department had reviewed and approved the drainage report and design.

Mayor Pro Tem Plata moved to approve all consent agenda items 18 thru 28 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Councilwoman Ortega stepped out of the meeting at 5:44 p.m.

### **APPROVALS AND AUTHORIZATIONS**

#### **29. Consideration and possible action to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC - Cervantes**

The request was for a variance not to comply with Chapter 110, Traffic and Vehicles, Division 4 Off-street parking, Sec. 110-461 of the Mission Code of Ordinances, which stated: "In all districts there shall be provided at the time any building or structure was erected paved off-street parking spaces and accompanying maneuvering lanes in accordance with the minimum requirements." As mentioned in the variance letter there were other nearby examples of projects that have off-street parking for the development's parking. The property owner was proposing to continue the same parking situation compared to the property to the south.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block

K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC. Motion was seconded by Councilwoman Gerlach and approved 3-0, with Councilman Vela abstaining.

Councilwoman Ortega re-joined the meeting at 5:49 p.m.

**30. Plat Approval for El Milagro Subdivision Phase I, being 176.574 acres being a part or all of Lots 9-7, 9-8, 9-10, 10-8, 10-9, 10-10, 11-7, 11-8, 11-9, West Addition to Sharyland, Developer: Charco Land Sales, LLC, Engineer: Melden & Hunt, Inc. – Cervantes**

The subdivision was between S. Conway Ave. and Anzaldua Highway north of Los Indios Highway. This development was a Planned Unit Development (PUD) consisting of 475 mixed use lots including commercial and civic lots. Water and sewer services were provided by the City. There was a total of 38 fire hydrants via direction of the Fire Marshall. The internal streets ranged from 12' one way, 20' one way, 32' two way, 36' two way, 46' and 52' Back-to-Back within 30', 50', 68', 70', 94' and 120' right-of-ways. This subdivision was only accessible from Anzalduas Hwy and Los Indios Parkway. The internal streets would be public. Storm water discharge would be into the Mission Pilot Channel of Hidalgo County Drainage District #1. The City's Engineering department had reviewed and approved the drainage report and design.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Plat for El Milagro Subdivision Phase I, being 176.574 acres being a part or all of Lots 9-7, 9-8, 9-10, 10-8, 10-9, 10-10, 11-7, 11-8, 11-9, West Addition to Sharyland, Developer: Charco Land Sales, LLC, Engineer: Melden & Hunt, Inc.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**31. Consideration of approval to authorize the city manager to sign an Annexation Service Agreement for the proposed annexation of Lot A, Golden Angel Subdivision, located at the Northeast corner of Doffing and Mile 3 Roads. Applicant: Felix Chavez, Jr. – Cervantes**

Mr. Felix Chavez Jr. was requesting the annexation of a lot of record, located approximately 1.2 miles from the city limits. To be able to annex the property the Mile 3 (FM 1924) right-of-way would need to be annexed at the same time from just west of La Homa to Doffing Roads. Since the Mile 3 (FM 1924) roadway was a state highway the State of Texas will continue to own and maintain the road. The developer was proposing to build a Junior's Supermarket with an adjoining commercial plaza. The property was within the Certificate of Convenience and Necessity of the AGUA Special Utility District for both water and sewer. The applicant was interested in developing this project within the city limits and was requesting annexation. The annexation would generate property and sales taxes to the community.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to authorize the city manager to sign an Annexation Service Agreement for the proposed annexation of Lot A, Golden Angel Subdivision, located at the Northeast corner of Doffing and Mile 3 Roads. Applicant: Felix Chavez, Jr.. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

**32. Discussion and action on proposed 2025 Tax Rate, Take Record Vote and Schedule Public Hearing – Roman**

In accordance with the Texas Property Tax, Code City Council must propose a tax rate for the City of Mission and publish "Notice of Property Tax Rates," by September 1<sup>st</sup>. This notice provided

information about tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate was the highest tax rate a taxing unit can adopt without holding an election. If the proposed tax rate exceeds the no-new-revenue tax rate but did not exceed the voter-approval tax rate, one public hearing was required before the adoption of the tax rate.

The calculated no new revenue tax rate was \$0.5349 per \$100 valuation

The calculated voter approved tax rate not adjusted for unused increment rate was \$0.5590 per \$100 valuation

The calculated voter approved tax rate adjusted for unused increment rate was \$0.5590 per \$100 valuation

The current tax rate was \$0.5580 per \$100 valuation

Public Hearing was to be scheduled: September 9, 2025

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to propose the 2025 tax rate at 0.5580 and schedule a Public Hearing for September 9, 2025. Motion was seconded by Councilwoman Ortega and approved as follows: Councilwoman Ortega – Aye, Mayor Pro Tem Plata – Aye, Mayor Norie Garza – Aye, Councilwoman Gerlach - Aye, and Councilman Vela – Aye. Motion was approved 5-0.

### **33. Discussion and possible action to create an Ad Hoc Committee for Lions Park Phase II Renovation Project and appointment of committee members – Perez**

The City was proceeding with Phase II of the Lions Park Renovation Project to continue improving recreational amenities and enhancing the park's role as a community gathering space. To assist in planning, reviewing design options, and providing recommendations, the creation of an Ad Hoc Committee is proposed. The committee would gather input and provide guidance throughout the Phase II renovation planning process. The committee would consist of 7 members to include the council and Jose H. Rodriguez and Christie Gonzalez.

Staff and City Manager recommended approval.

Councilman Vela moved to create an Ad Hoc Committee for Lions Park Phase II Renovation Project and appointment of committee members. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

### **UNFINISHED BUSINESS**

Councilman Vela moved to remove items 34 from the table. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

### **34. Tabled 08/11/2025: Consideration of the adoption of an ordinance amending the code of ordinances Chapter 110-Traffic and Vehicles, Article 3, Loading and Unloading, adding Subsection 110-437 thru 441, Queuing & Internal Circulation Routes, Establishing Regulations for the Queuing of Vehicles in New Developments. Applicant: City of Mission, Adoption of Ordinance #5707 - Cervantes**

Due to safety concerns the City of Mission desired to adopt an ordinance for the proper development of new schools and the expansion of schools within the city limits. Due to the installation of gates by the school districts many schools that had space for queuing now force the



vehicles to que outside the gates within the public streets causing traffic concerns to the general public. The attached ordinance would require queuing areas, based on the size of the new school or the expansion of existing schools, to be located within the school property outside of the gates. The ordinance review committee met on June 26, 2025. They approved the ordinance but made some recommendations.

Below were the committee's recommendations:

- 1) Require security personnel at the entrance of every gate at each entrance to a major city street

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to adopt an ordinance amending the code of ordinances Chapter 110-Traffic and Vehicles, Article 3, Loading and Unloading, adding Subsection 110-437 thru 441, Queuing & Internal Circulation Routes, Establishing Regulations for the Queuing of Vehicles in New Developments. Applicant: City of Mission, Adoption of Ordinance #5707. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0

### **ORDINANCE NO. 5707**

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 110-TRAFFIC AND VEHICLES, ARTICLE 3, LOADING AND UNLOADING, ADDING SUBSECTION 110- 437 THRU 441, QUEUING & INTERNAL CIRCULATION ROUTES, ESTABLISHING REGULATIONS FOR THE QUEING OF VEHICLES IN NEW DEVELOPMENTS; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

At 6:05 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Councilwoman Ortega stepped out of the meeting at 8:08 p.m.

### **EXECUTIVE SESSION**

Upon conclusion of Executive Session at 8:09 p.m., Mayor Pro Tem Vela moved to reconvene the regular meeting. Motion was seconded by Councilman Vela and approved unanimously 4-0.

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

Mayor Pro Tem Plata moved to authorize City Attorney to proceed with documentation as discussed in executive session. Motion was seconded by Councilman Vela and approved unanimously 4-0.

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

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) and Fire Department concerning Meet & Confer Agreement between City of Mission, TX and Mission Firefighters Association International Association of Fire Fighters, Local 3609.

Councilwoman Gerlach moved to proceed as discussed in executive session. Motion was seconded by Councilman Vela and approved unanimously 4-0.

## ADJOURNMENT

At 8:11p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 4-0.

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary