

**PLANNING AND ZONING COMMISSION  
FEBRUARY 04, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Steven Alaniz  
Raquenel Austin  
Diana Izaguirre  
David Villarreal

**P&Z ABSENT**

Irene Thompson  
Kevin Sanchez  
Connie Garza

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Elisa Zurita  
Jessica Munoz  
Susie De Luna  
Ana G. Bazaldua

**GUEST PRESENT**

Jose Peña  
Sonia Perez  
Blandina Valverde  
Alfredo Zertuche  
Hilda Becky Gonzalez  
Martha Villarreal  
Nataly D. Barrera  
Tony Nelson  
Rogelio Rangel  
Francisco Paez  
Jaime Valdez  
Madeleine Villarreal  
Arlae Salinas  
Cris Tijerina  
Jesse Salinas  
Cori Carrizales  
Teresa Gonzalez  
Lesvia Salinas

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:36 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR JANUARY 21, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 21, 2026. Ms. Austin moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:53 p.m.**

**Item #2**

**Rezoning:**

**Tract 1: being the West 131.17 feet of the East  
181.17 feet of the South 129.83 feet of Lot 160,  
Addition "A" to Sharyland Orchards Subdivision  
From C -1 TO C-2**

**Tract 2: being a 0.34-acre tract of land out of Lot 160,**

**Sharyland Orchards Subdivision,  
From R-1A to C-2  
The property site for both tracts is located at the  
Southwest corner of Shary Road and Sunset Lane.  
Martha Villarreal**

Mr. Cervantes stated that the applicant is requesting to rezone the subject properties from Large Lot Single-family Residential District ("R-1A") and Office Building District ("C-1") to Neighborhood Commercial District ("C-2"). The applicant's intent is to build a commercial plaza 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 Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 has a net area of 0.39 acres and Tract 2 has a net area of 0.28 acres. Both tracts have a combined area of 0.67 acres. The surrounding zones are Large Lot Single-family Residential District (R1-A) in all directions. Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015. Tract 1 has a house that was converted to office use for a construction company. Tract 2 is currently vacant. The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is not required to approve the rezoning. Staff recommends denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

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

Ms. Martha Villarreal, the applicant of the property, wants to rezone to C-2 since there is already a commercial plaza on Shary Road. She mentioned there is already traffic there and they plan to do the type of business according to the area. For example, they want to have businesses like a bakery or cafeteria or maybe even a salon, ice cream. She mentioned she would like people who live around the area to be able to go and have a coffee or even the parents of families who pick up children there at school. That maybe they leave or come in at a different time. So that the parents can pick up the children. She stated she does not plan to have any type of bars or noisy business in the area, but wants to create a plaza to make the area become more beautiful. She mentioned the neighborhood is more beautiful and quieter. Ms. Villarreal offered to share a Site Plan of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit A).

Ms. Sonia Perez, who resides at 2119 Scout Lane, located within 200 feet of all the tracks under consideration. She represents the majority of the neighborhood residents who signed a petition requesting the denial of the rezoning application. While the neighbors hold varying concerns, several primary issues highlight the potential negative impact on the area. She mentioned the tracks in

question sit directly across from the front of Sharyland High School, where traffic is already heavily congested on Shary Road twice a day—specifically during the morning arrival and afternoon dismissal hours. She added the road is congested which is created by parents who line up their vehicles at the stop signs in front of Scout Lane and Sunset lane to wait for children. This occurs despite signage clearly prohibiting parking in that area. These vehicles frequently prevent residents from entering or exiting the neighborhood during peak hours. Furthermore, because there is no designated turnaround point, drivers often use private property to turn around, which further obstructs traffic flow. Finally, the presence of a bike lane on Shary Road introduces additional safety concerns for cyclists navigating this increased congestion.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, She expressed her opposition to the proposed commercial development. She stated that she agrees with her neighbor from Sunset Lane regarding concerns on Scout Lane. Her primary objection focuses on existing traffic and accessibility issues, noting that the current dead-end streets already make it difficult for emergency vehicles, such as ambulances and fire trucks, to enter and exit. She argued that introducing a commercial building to the area would further exacerbate these dangerous conditions.

Mr. Jesse Salinas, who resides at 2111 Scout Lane for 31 years, notes that while the subdivision remains a beautiful place to live, Shary Road has transformed into a highly congested corridor. He stated that the traffic volume makes it nearly impossible for residents to enter or exit the neighborhood, especially during peak morning and afternoon hours. He argues against commercial rezoning, pointing to the proximity of Bannworth Park and a neighboring fire department as reasons to maintain the area's current character. Citing heavy congestion stretching from Business 83 through Scout Lane to Sunset, he formally requests that the city deny the proposal.

Mr. Alfredo Zertuche, who resides at 1413 Shary Road, He stated that he wants to rezone the property to build a plaza. He mentioned that the project would not create new traffic, as the traffic conditions already exist.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked the staff why they were not rezoning the C-1 like the other track.

Mr. Cervantes stated that the staff's recommendation was to maintain the C-1 zoning on Tract 1, rather than changing it to C-2, while rezoning Tract 2 to C-1. He suggested that this approach served as a compromise between the applicant's request and the concerns of the neighbors.

Ms. Austin asked the staff whether the applicant would be open to considering that proposal.

Mr. Cervantes stated that the applicant's primary goal was to rezone the property to C-2. However, he noted that the applicant was aware that a C-1 approval for the vacant track would still permit the development of commercial professional offices. He added that she could achieve her vision for a plaza through office use, citing existing city plazas that consist entirely of professional offices.

Chairwoman Izaguirre stated the applicant can build offices on the one lot since it is already.

Mr. Cervantes stated that the applicant specifically desired a plaza suitable for retail and dining, such as an ice cream shop or a small restaurant.

Chairwoman Izaguirre asked if those specific uses were only permitted under C-2 zoning.

Mr. Cervantes stated that such uses are permitted and possible under the C-2 zoning designation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to deny C-2 zoning of Tract 1 and recommending C-1 zoning for Tract 2 as per staff's recommendation. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:53 p.m.**

**Ended: 6:16 p.m.**

**Item #3**

**Rezoning:**

**Being the South 196.0 feet of Lot 99,  
Sharyland Orchards Subdivision,  
This property is located at 1403 N. Shary Rd.  
R-1A to C-2  
Jose Pena**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Large Lot Single-family Residential District ("R-1A") to Neighborhood Commercial District ("C-2") to build a commercial plaza 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 Northwest corner of Scout Lane and N. Shary Road measures 183.68 feet along Scout Lane and 181 feet along Shary Road for a total net area of 33,246 square feet or 0.76 of one acre. The surrounding zones are Large Lot Single-family Residential District to the North, South and West, and Public District to the East. The property has a house that the property owner is currently renting. The surrounding land uses include single-family homes to the North, South and West and Sharyland High School to the East. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to fifteen (15) property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 25.41 percent of the land area within 200 feet and 9.95 percent of the area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is required to approve the rezoning. Staff recommends denial to the C-2 zoning, but alternatively recommends approval to C-1 zoning.

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

Mr. Jose Pena, who resides in Rio Grande spoke on behalf of the property owner as a builder and personal friend. He provided several arguments in favor of the rezoning. Mr. Pena explained that the existing house and rear apartments are significantly deteriorated and infested with rodents. He asserted that the cost to renovate the structures is not economically feasible. He noted that because

Shary Road is already primarily commercial, building a new residential home would result in a property that is extremely difficult to sell. Mr. Pena argued that a commercial plaza would be preferable to apartments, as apartments would create more street congestion. He pointed out that the plaza operating hours would likely not conflict with school peak times (8:00 AM and 5:00 PM), whereas professional offices would concentrate traffic during those specific hours. He stated that the proposed development would increase the value of both the subject property and adjacent lots, serving as a positive contribution to the area. Mr. Pena offered to share a rendering of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit B). Mr. Pena concluded by reiterating that the current state of the road and the property makes commercial development the most logical path forward.

Ms. Sonia Perez, who resides at 2119 Scott Lane, stated as an immediate neighbor to the subject property, raising several objections based on her six-year experience living adjacent to the site. Ms. Perez stated that the house has been in a state of disrepair for six years with no maintenance attempts by the owner. She noted that the fence is falling, trees are cracking and dropping debris into her yard, and the neighbors have had to personally attempt repairs to maintain the area's appearance. She expressed skepticism regarding the property's rental status, noting a lack of signage. She also recalled previous issues where tenants sold cars from the front yard, prompting frequent neighbor complaints to the city. Ms. Perez highlighted a lack of detail regarding the "back" of the property, specifically questioning if an eight-foot wall or permanent boundary would be installed. She expressed concern that commercial dumpsters placed near her backyard would increase the rodent population. She described existing traffic issues on Scout Lane and Sunset, noting they are dead ends rather than cul-de-sacs. She argued that drivers already use private driveways to turn around to avoid Shary Road traffic and that the proposed development would exacerbate this hazardous situation. While stating her support for free enterprise, Ms. Perez argued that the area is not currently zoned for high-density commercial use and that the residents have already reached their limit in accommodating local traffic and infrastructure failures.

Mr. Jesse Salinas, who resides at 2111 Scout Lane. He is in opposition to the rezoning request, drawing parallels to a previous unsuccessful effort by neighbors to block similar commercial development on Scout Lane. He noted that while he had hoped the issue was settled years ago, the current proposal presented the same problematic situation. Mr. Salinas stated his professional expertise regarding traffic, emphasizing that the volume in the area is not light and must be a primary consideration for the board's decision. He concluded by stating his complete opposition to the proposed changes and formally requested that the Council deny the request, leaving the final determination in their hands.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, stated her main concern regarding drainage and flooding in the area. She noted that even minor thunderstorms cause significant water accumulation, specifically highlighting existing ponding at the intersection of Shary Road and Sunset Lane, as well as along the stretch from Scout Lane to Sunset. Ms. Gonzalez questioned where the runoff would be directed if the property were covered in concrete for new businesses. She urged the board to consider the impact of increased impermeable surfaces on the current flooding situation and suggested that officials observe the area during heavy rainfall to understand the severity of the drainage issues.

Ms. Levy Salinas, who resides at 2111 Scout Lane, stated alongside her husband, Jesse Salinas, to emphasize the severe traffic congestion and infrastructure limitations of their street. Ms. Salinas reported that exiting her home during school drop-off and pick-up hours can take between 20 to 30

minutes due to the volume of vehicles. She explained that because the street is a dead end rather than a functional cul-de-sac, drivers frequently enter private circular driveways to turn around. She presented video evidence showing vehicles trespassing on neighbors' properties, including Ms. Perez, to navigate the road. While expressing support for capitalism and business in general, she argued that commercial development "does not make sense" for a highly congested dead-end street located directly in front of a school. Ms. Salinas invited the board members to visit the site during school hours to witness the daily challenges faced by the residents before approving any further development.

Ms. Perez asked regarding city restrictions and Land Use Regulations of the layout of the proposed developments. She asked for clarification on whether the city mandates specific requirements for how a commercial plaza or professional office building must be situated on a property relative to its surroundings.

Chairwoman Izaguirre stated yes there are requirements.

Ms. Perez asked if a wall would be required between the commercial and residential properties

Mr. Cervantes stated yes a commercial project would require to have a six-foot opaque fence.

Ms. Perez asked if a block fence or a wood fence would be permitted, expressing concern that a wood structure might not adequately address the ongoing rodent issues and the owner's history of property neglect. Furthermore, she raised a critical concern regarding the placement of commercial dumpsters.

Mr. Cervantes stated as of now the board would only be voting on the rezoning and not the site plan.

Ms. Perez asked about the City dumpster requirements and whether regulations prevent dumpsters from backing up directly against private residential homes.

Mr. Cervantes stated the placement is determined during the development phase, the city maintains Commercial Site Standards for impacts on adjacent residents and the trash pickup will have to be within the property.

Chairwoman Izaguirre provided an example of existing developments, such as the Commercial Plazas located north near Casa Mina, where developers were required to install a Masonry Block Fence. She noted that the purpose of such a wall is to act as a buffer for noise and to provide a physical separation for the neighbors. Additionally, she observed that in those cases, the dumpsters were positioned on the side of the property rather than directly against the residential boundaries.

Mr. Alaniz asked staff regarding the Development Process, specifically asking whether the project would be presented to the board again before construction begins.

Mr. Cervantes stated that the project would be presented before the board again prior to construction. He stated the site plan and specific project details would require additional review and approval.

Mr. Alaniz asked if the item would require another round of approval before proceeding.

Mr. Cervantes stated that the applicant is required to comply with all City building codes and the site plan would come back if the rezoning is approved.

Ms. Perez explained the critical safety and enforcement issues currently affecting the neighborhood. She mentioned the frequent presence of ambulances on Shary Road and added that the high level of congestion creates a "delicate situation" where a lack of careful planning could lead to serious injury or death. Ms. Perez reported a total absence of traffic enforcement regarding existing "No Parking" signs. She observed that drivers regularly ignore these restrictions, further narrowing the already restricted roadway, which she described as being insufficient for two-lane traffic. She reiterated that parents and other drivers frequently use private circular driveways, specifically mentioning Ms. Levy Salinas's property, to turn around or park illegally despite being confronted by residents. While acknowledging her support for business as a professional herself, she urged the board to be sensitive to how increased commercial density would exacerbate dangerous conditions at local intersections and negatively impact the residents' quality of life.

Ms. Blandina Valverde resides at 2102 Scout lane, asked the board regarding the legal recourse available to residents should the rezoning be approved. She mentioned reviewing a rendering of the proposed development, she expressed skepticism regarding the scale of the project, questioning whether a building of that size could physically fit on the lot. She asked for clarification on how the city would address the neighbors' rights and the physical limitations of the site during the approval process.

Chairwoman Izaguirre stated that the Planning and Zoning Commission serves only as a recommending board. The Mission City Council holds the final decision-making power and may approve, deny, or amend the request regardless of the board's recommendation. She noted that the current proposal may only be an example and that residents can continue to participate as the item moves to a Public Hearing before the City Council. She mentioned she would get a notification.

Mr. Cervantes explained that if the resident's property falls within a 200-foot radius of the subject site, she should have received a formal notice by mail. He clarified that this notice would contain the specific date and time for the upcoming City Council meeting, where the final decision on the rezoning would be made.

Ms. Blandina Valverde stated that she had not received a notification letter in the mail.

Mr. Cervantes stated that the city only sends notification letters to property owners within a 200-foot radius. However, he invited Ms. Valverde to attend the upcoming City Council meeting on February 24th at 4:30 p.m., noting that there will be a public hearing where she can address the City Council directly.

Mr. Jose Pena explained that the City of Mission Drainage Requirements mandate an engineered detention pond or similar system to manage runoff. He argued that the new system would be more beneficial than the current state of the property, which lacks any Stormwater Controls, causing all rainfall to flow directly into the streets. He noted that professional engineers would determine the placement of dumpsters and the necessary capacity for water retention based on the final building size. Mr. Pena confirmed that a buffer fence would be required between the residential and commercial zones, which he believes will benefit both the residents and the developer. To address concerns regarding trespassing and illegal U-turns, he stated that the plaza would provide on-site

parking. He suggested that this would allow drivers to turn around within the commercial property rather than using the residents' private driveways.

Mr. Javier Perez resides at 2119 Scout Lane drew upon his professional background in developing the Shary Road corridor from 4th Street to Business 83 to argue against the proposed rezoning. Mr. Perez argued that the specific section of Shary Road located directly in front of the school does not lend itself to commercial development due to existing traffic patterns and the established residential character of the neighborhood. He noted that there is significant space for commercial growth elsewhere along Shary Road and Business 83, asserting that this particular corner and the one to the north do not require a commercial designation. Mr. Perez highlighted the proximity of the local park and the bike lane that runs through the area. He observed that many residents walk through this specific section to access the park. He warned that introducing commercial businesses would destroy the current atmosphere of the neighborhood and the surrounding recreational spaces. He concluded by stating that the area should be left alone to maintain its existing quality of life.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the rezoning request subject to staff recommendations of denying C-2 zoning and recommending C-1 zoning. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:16 p.m.**

**Ended: 6:17 p.m.**

**Item #4**

**Rezoning:**

**Being Lot 1, Mission Library Subdivision,  
This property is located at 801 E. 12th Street  
R-2 to P  
City of Mission**

Mr. Cervantes stated that the City of Mission is requesting to rezone the subject property from Duplex-Fourplex Residential District ("R-2") to Public District ("P") for the land use and the zoning to match. The code of ordinances states that the Public District zoning was established to accommodate the development of property for public and/or institutional purposes where such development will be done in an orderly manner that would promote the public's health, safety, and general welfare. The property is located at the Northeast corner of 12th Street and Kika De La Garza Loop (Mayberry Avenue) and measures 666 feet along 12th Street and 330 feet along Kika De La Garza Loop for a total net area of 4.99 acres. The surrounding zones are Single-family Residential District (R-1) to the North and West, and Duplex-Fourplex Residential (R-2) and Multifamily Residential District (R-3) to the South and East. The property houses the Speer Memorial Library and the Upper Valley Art League building. The surrounding land uses include single-family homes to the North and West, and duplexes and apartments to the South and East. The Future Land Use Map shows the property designated for public uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to thirty (30) surrounding property owners.

Planning staff has not received any phone calls from the surrounding property owners in opposition to the rezoning request. Staff recommends approval.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:17 p.m.**

**Ended: 6:19 p.m.**

**Item #5**

**Conditional Use Permit:**

**To construct two (2) electric vehicle charging stations,  
Being Lot 1, Tamkin Subdivision,  
This property is located at 801 N. Bryan Road  
I-1  
Mission Economic Development Corporation (M.E.D.C.)**

Mr. Cervantes stated that the subject site is located at the Northwest corner of N. Bryan Road and E. 8th. Street. The applicant is proposing to install 2 Level 2 D.C. charging stations. The charging station will be placed within the M.E.D.C. parking lot for public use. Access to the chargers would be off N. Bryan Road through a 20' driveway and off E. 8th. Street through a 22' driveway. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday, 24Hours. The working staff will be 0 employees, self-operated. Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 275 parking spaces are available for this establishment. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval for the life of Use Subject to: 1) Must apply for a building and sign permit; 2) Must comply with all City Codes (Building, Fire, Health, etc.); and 3) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:19 p.m.**

**Ended: 6:20 p.m.**

**Item #6**

**Conditional Use Permit:**

**To allow a portable building for a photography studio  
Being the East 25'x125' of the West 75'x125'  
and the Southwest 50'x125' of Lot 5,  
Mission Acres subdivision  
located at 1547 W. Business Highway 83,  
C-3  
Arlae Salinas**

Mr. Cervantes stated that the subject site is located at the northwest corner of W. Business Highway 83 and Washington Avenue. The portable building measures 19.4' x 23'. The applicant would like to continue utilizing the portable building for a Photography Studio. Access to the site is off of Washington Avenue. Per Code of Ordinance, a portable building requires the approval of a Conditional Use Permit by the City Council. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment. Staff: 1 employee will operate the business Parking: The building requires a minimum of 4 parking spaces. Staff notes there are 4 existing parking stalls, thus meeting code. Landscaping will need to be added and maintained. It is not uncommon to have portable buildings to be used as an office. Staff knows that the City may not view a portable building as a long-term option given aesthetic consideration. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable building will need to be upgraded with an on-site built structure. The last conditional use permit approved for this location was on November 11, 2024 for a period of 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.); 3) Landscaping will need to be added and maintained; 4) CUP is not transferable to others; and 5) Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

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

**Started: 6:20 p.m.**

**Ended: 6:21 p.m.**

**Item #7**

**Conditional Use Permit:                    To allow a Mobile Food Unit – Elote Fiesta Snacks  
Being the West ½ of Lots 7 & 8,  
Block 176, Mission Original Townsite Subdivision  
Located at 307 E. Tom Landry Street  
C-4  
Teresa González**

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 different types of snacks. The proposed hours of operation are as follows: Monday through Sunday from 12:00 p.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 subject to: 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 12:00 pm 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.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:21 p.m.**

**Ended: 6:25 p.m.**

**Item #8**

**Conditional Use Permit:**

**An Event Center – Monster House  
Being all of Lots 7, 8, & 9, Block 184,  
Original Townsite of Mission Subdivision  
The property site is located at 401 W. 11th. Street  
C-4  
J. Valdez Property Holdings LLC**

Mr. Cervantes stated that the subject site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11th Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center. The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am. Staff: 5 employees the applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed. Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 3 seats = 26.66 parking spaces. They are proposing 26 parking spaces. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 subject to: 1) Approval for one year to continue to assess this operation; 2) Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.; 3) Must comply with the noise ordinance; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; and 6) Must comply with all city codes (Building, Fire, Health, Sign, etc.).

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

Mr. Jaime Valdez presented a business proposal (referenced as Exhibit C) for the development of an event center. He provided the following background and justifications for the project. Mr. Valdez explained that the name "Monster" originated from the property's dilapidated state when it was first acquired, noting the building had been abandoned for over 30 years and is nearly 100 years old. He emphasized that the original aesthetics were preserved and refurbished rather than replaced. He described the finished project as having a distinct atmosphere, comparing the visual experience to professional districts in Austin or other non-local areas, which he suggested provides a unique "green" business environment for the Rio Grande Valley. Mr. Valdez argued that the city would benefit from the opening of this Event Center, as it would accommodate a wide variety of functions and gatherings. He concluded by stating that all operations would be conducted with city approval and expressed the applicant's readiness to work collaboratively with officials once granted the "go-ahead" to proceed.

Mr. Rolando Zamora resides at 2202 Zamora Street, stated he was in favor of the Conditional Use Permit (CUP) for the Monster house event center. He stated the venue and its intended contribution to the local community. Mr. Zamora explained that the venue is designed to attract an older, local crowd rather than a younger demographic. To ensure a controlled environment, he stated there would be no alcohol and no BYOB permitted at this stage, citing a desire to avoid the types of incidents seen in areas like downtown McAllen. He described the facility as a venue for various gatherings, including graduation parties, car shows, and other booked events, depending on market demand. Mr. Zamora noted the building dates back to 1933. He emphasized that while the interior has been completely renovated, the exterior was specifically maintained to preserve its nostalgic aesthetic. He indicated that the project is being managed "step by step" to gauge community interest and demand before considering any future changes to the operational model.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:25 p.m.**

**Ended: 6:26 p.m.**

**Item #9**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic Beverages  
– Oriental Wok Restaurant  
Being Lot 2, Shary Town Plaza Subdivision  
301 N. Shary Road, Suite 280  
C-3  
Shary Wok LLC**

Mr. Cervantes stated that the subject site is located approximately 600' north of 1st Street along the West side of Shary Road. Access to the site is off of Shary Road via a 35' driveway. Per Code of Ordinance, the sale & on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals. The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm. Staff: 25 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 74 seating spaces proposed, which require 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It is noted that the parking is held in common. A total of 187 parking spaces are available and shared with other businesses within the commercial plaza. Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There are no land uses within the above radius. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent

properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must comply with TABC requirements; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; 6) Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm; 7) Must comply with noise ordinance; 8) Must have security cameras inside and outside with a maximum 30 day retention; and 9) Wet zone property.

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

Mr. Francisco Paez resides 2601 Santa Laura, He stated that the business will operate as a restaurant and is part of the Kumori family of businesses, specializing in sushi. Mr. Paez estimated that alcohol sales would remain minimal, likely accounting for only 15 to 20 percent of the total revenue. He stated that the intent behind providing alcohol is to offer an additional service to the guests rather than operating as a primary drinking establishment.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:26 p.m.**

**Ended: 6:27 p.m.**

**Item #10**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic Beverages  
– Carnes Asadas Nuevo Leon Restaurant  
Being Elizondo 495 Plaza Subdivision  
located at 2211 E. Griffin Parkway, Suite 180  
C-3  
Los Primos de Villa LLC**

The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway. Access to the site is via a 30-foot access driveway off of Griffin Parkway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit. The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Sunday from 11:00 a.m. to 11:00 p.m. Staff: 5 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or

residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Must comply with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with noise ordinance; and 7) Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

#### **ITEM#11**

#### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:27 p.m.



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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



**EXHIBIT "B"**



## EXHIBIT “C”

### Conditional Use Permit Request

#### Monster Warehouse Event Center

City of Mission, Texas

#### Business Overview

Monster Warehouse Event Center is a private event venue designed to serve a **40-and-over adult audience**, offering reservation-only events such as private celebrations, cultural gatherings, live music, and community functions. The venue is not intended to operate as a nightclub, but as a **controlled, professionally managed event space** that prioritizes safety, respect, and compatibility with the surrounding area.

#### Purpose of Request

This request seeks approval of a **Conditional Use Permit** to operate an event center that supports local economic activity while preserving neighborhood character. The proposed use aligns with the City of Mission’s goals of responsible development, historic appreciation, and community-oriented growth.

#### Location & Historical Appreciation

The Monster Warehouse Event Center is located within the historic Old Mission town site, in a building that once contributed to the city’s **industrial and economic history as a machine shop supplying industrial equipment to the Rio Grande Valley**. This site reflects the craftsmanship, work ethic, and economic foundation that helped shape Mission over generations. Our intent is to allow residents and visitors to **pause, reflect, and reconnect** with that history by enjoying the location as it stands—surrounded by classic artifacts, memorabilia, and reminders of what Mission has long stood for. By creating opportunities for people to gather in this space, we hope to foster a sense of **nostalgia and appreciation** while respectfully keeping this historic site active and valued.

#### Community & Neighborhood Considerations

- Events are **private or ticketed** and targeted to a mature audience
- Operating hours will comply fully with city ordinances

- Noise levels will be monitored and maintained within allowable limits  
On-site management present during all events
- Security provided as required to ensure guest safety
- Parking managed to prevent congestion and neighborhood disruption
- Property maintained clean and orderly before and after events

### **Economic & Community Benefits**

- Supports local vendors, musicians, caterers, and service providers
- Creates local and part-time employment opportunities
- Provides a venue for community celebrations and cultural gatherings
- Encourages responsible entertainment options for Mission residents

### **Commitment to Compliance**

Monster Warehouse Event Center is committed to full compliance with all applicable city zoning, fire, safety, occupancy, noise, and operational regulations. Management will work cooperatively with city staff to address any concerns promptly and responsibly.

### **Closing Statement**

Monster Warehouse Event Center seeks to be a **community-minded, well-managed venue** that honors Mission's history while contributing positively to its present and future. We respectfully request City Council's consideration and approval of this Conditional Use Permit.

**Submitted by:**  
**Rafael Mendez**  
Monster Warehouse Event Center

**PLANNING AND ZONING COMMISSION  
FEBRUARY 18, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Diana Izaguirre  
David Villarreal  
Kevin Sanchez

**P&Z ABSENT**

Raquenel Austin  
Connie Garza  
Steven Alaniz

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Elisa Zurita  
Gabriel Ramirez  
Jessica Munoz  
Susie De Luna  
Ana G. Bazaldua

**GUEST PRESENT**

Gerardo Chapa  
Ulises Chapa

**CALL TO ORDER**

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

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR FEBRUARY 4, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 4, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:30 p.m.**

**Ended: 5:31 p.m.**

**Item #2**

**Site Plan Approval:**

**Construction of a Therapy Clinic  
named GR&E Mind Evolution All Purpose Center, PLLC  
being on Lot 1, Replat of Expressway Business Park  
Phase XII Subdivision**

**This property is located at 1015 Business Park Drive**

**I-I**

**Gina Rhea Ramirez**

Mr. Ramirez stated that the property is located at the Northeast corner of Business Park Drive and St. Claire Boulevard. This project will have access from St. Claire Boulevard, a public street. The facility will be built in an L-1 (Light Industrial) zoned property where the structure is allowed by right as stipulated within the City's zoning ordinance to include permitted signs and dumpster specifications and locations. The site will be retrofitted and prepped with thru traffic lanes, curb and gutters, drainage, and utilities. The proposed building will have a maximum height of 12' and meets all the setback requirements set forth on this plan. The site will have 26 parking spaces (5 being handclapped) available to faculty and visitors, complying with the minimum number of paved, off-street parking spaces for this project. The center will have future building additions per site plan. Code restrictions and regulations will be imposed for future projects to comply with Site Plan

Approval requirements. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:31 p.m.**

**Ended: 5:32 p.m.**

**Item #3**

**Site Plan Approval:**

**Construction of a chain restaurant  
named McDonald's  
being on the unrecorded Lot 1,  
McDonald's 42-3671 Mission Subdivision  
This property is located approximately  
1000 feet East of Holland Avenue along the  
South side of W. Griffin Parkway  
C-3  
AEC Engineering, LLC**

Mr. Ramirez stated that the site is located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway. This site will be developed to include all the infrastructure needed to operate this business to include a fire hydrant and fire lanes noted at restricted locations throughout. The building will be 86 feet from the W. Griffin Parkway frontage exceeding the minimum building setback requirements for commercial developments. Proposed is a free-standing structure with a main entrance from W. Griffin Pkwy and a shared access driveway running East to West extending the lane from the existing El Pato's Restaurant on the East side of this lot. A total of 44 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. An extra serving lane may serve as addition stacking and queuing, if necessary. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:32 p.m.**

**Ended: 5:33 p.m.**

**Item #4**

**Site Plan Approval:**

**Construction of a storage warehouse facility named Trinity Warehouse being on Lot 2A, AN-VAR Subdivision, This property is located at 606 Trinity Street I-1  
Francisco Gomez**

Mr. Ramirez stated that the site is located between S. Conway Ave. and Mayberry Road along the south side of Trinity Street. Proposed is the construction of a privately-owned and operated storage warehouse facility within a developed L-1 (Light Industrial District). The site will be compliant to its zoning requirements including setbacks and allowable uses. This project will be a 1-story building measuring a grand total of 26,563 square feet. The first floor will measure 9,934 square feet housing 6 units and will include a lobby, office, restroom, and a bay/loading dock. There will be 29 parking stalls (2 designated as handicapped) allocated to this development. The storage units will be accessible by drive access lanes. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:33 p.m.**

**Ended: 5:34 p.m.**

**Item #5**

**Rezoning:**

**Being Lot 1, Laguna Oaks Subdivision Phase I  
This property is located at the Southeast corner of Mile One South and S. Inspiration Roads  
R-1 to C-2  
Jorge De Zenea**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Neighborhood Commercial District ("C-2") to build a 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 Southeast corner of Mile One South Road and S. Inspiration Road and measures 150.25 feet along Mile One South Road and 192.63 feet along S. Inspiration Road for a total net area of 0.939 acres. The surrounding zones

are Multi-family Residential District (R-3) to the North, Single-family Residential District to the East, Planned Unit Development District (PUD) to the South and Agricultural Open Interim (AO-I) to the West. The property is vacant. The surrounding land uses include the Vida Que Canta apartment complex to the North, Single-family homes to the East and South and vacant to the West. To the Northwest is a Dollar General store. The Future Land Use Map shows the property designated as Planned Unit Development. The requested rezoning is in line with the comprehensive plan designation and staff feels that Neighborhood Commercial zoning will complement the area. There are hundreds of dwelling units in all directions. Notices were mailed to twenty-three (23) surrounding property owners. Planning staff has not received any phone calls from the notice. Staff recommends approval to C-2 zoning.

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.

There was none.

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

**Started: 5:34 p.m.**

**Ended: 5:38 p.m.**

**Item #6**

**Rezoning:**

**Being Lot 12, Las Cumbres Terrace Subdivision  
This property is located at 801 Mountain Road  
R-2 to R-3  
M2 Engineering, PLLC  
c/o Emigdio Salinas**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Duplex-Fourplex Residential District ("R-2") to Multi-family Residential District ("R-3") to develop a 6-unit apartment complex at the site. The lot of record is located at the Southwest corner of N. Trospen and Mountain Roads. The property measures 110 feet along N. Trospen Road and measures 105 feet along Mountain road and it has an area of 0.396 acres or 17,238 square feet. The Las Cumbres Terrace Subdivision is a gated recorded subdivision designed to have a fourplex apartment complex in each lot. The property was zoned R-2 on August 26, 2024. The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North and West, Agricultural Open Interim (A-OI) and Duplex-Fourplex Residential (R-2) to the East and Single family Residential (R-1) to the South. The surrounding land uses are single-family homes to the East, North and South. The land uses to the West are vacant properties. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is not in line with the comprehensive plan, but staff feels that the area is in transition to multi-family residential uses.

Notices were mailed to 20 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

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 other questions.

There was none.

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

**Started: 5:38 p.m.**

**Ended: 5:44 p.m.**

**Item #7**

**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 Adding Subsection 4, Smoke Shops and Tobacco Stores by Establishing a 1,000 feet Minimum Radius and Distance Requirement from a School, Family Daycare Home, Child-Care Facility, Youth Center, Community Center, Recreational Facility, Park, Church, or Religious Institutions, Hospitals or from other Smoke Shops or Tobacco Stores Applicant: City of Mission**

Mr. Cervantes stated the ordinance is due to the belief that the expansion of smoke shops and tobacco stores in the city would result in undesirable impacts to the community with the impacts being increased potential for tobacco sales to minors. The Police Chief has indicated that smoke shops and tobacco stores are increasing the potential for sales to minors with a greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia. The ordinance will establish minimum radius and distance requirements for new smoke shops and tobacco stores. The ordinance establishes a minimum 1,000 feet separation from schools, family day-care homes, Childcare facilities, youth centers, community centers, recreational facilities, parks, churches or religious institutions, hospitals or from other smoke shops or tobacco stores for new smoke shops or tobacco stores. Staff have identified all the above establishments. The map enclosed shows them geographically with a 1,000-foot radius around each one. Staff recommends the adoption of the ordinance. Mr. Cervantes noted that a representative from the Police Department was present to testify in support of the ordinance. Staff completed an extensive mapping project to support the "youth conservation" initiative. Using established definitions, staff identified all locations within the city where youth congregate. This data was used to create the 1,000-foot buffer zones presented in the provided map. Mr. Cervantes commended the significant effort of city staff in accurately identifying these facilities and preparing the geographic data for the board members. Mr. Cervantes presented the corresponding map, noting that staff will update it continuously as new permits are issued for churches and daycare facilities. He explained that, should the ordinance be adopted, any

new application for a tobacco or smoke shop will be cross-referenced against this map. Furthermore, he emphasized that staff will perform a thorough secondary review of each application to ensure full compliance with the ordinance and to account for any facilities not yet captured on the map.

Chairwoman Izaguirre asked about the impact of the ordinance on existing businesses, specifically asking what the procedure would be when an established shop applies for a permit renewal.

Mr. Cervantes clarified that because existing smoke and tobacco shops do not currently operate under Conditional Use Permits (CUP), they are permitted to continue their operations as established. However, he noted that if a business were to close and a new business sought to take over the location, the new application would be subject to the updated regulatory requirements.

Chairwoman Izaguirre further inquired whether the ordinance's requirements would be triggered by a change of ownership for an existing establishment.

Mr. Cervantes confirmed that a change of ownership would indeed trigger the new requirements, meaning the ordinance would apply to the new owners.

Ms. Thompson inquired whether a specific version of the map existed that isolated or overlapped the locations of schools and churches. She noted that she had not yet reviewed that particular data set.

Mr. Cervantes confirmed that the map displays significant overlapping of the regulated zones, particularly along Conway, due to the high density of identified facilities.

Ms. Thompson requested clarification regarding the map's legend, specifically inquiring if the blue dots represented the specific locations of the establishments in question.

Mr. Cervantes confirmed that the blue dots represent existing locations situated within the 1,000 foot radius of the different facilities.

Ms. Thompson sought clarification on the map's details, questioning whether it specifically identified the locations of schools or churches.

Mr. Cervantes explained that all identified facilities were grouped onto a single map. He noted that while staff considered using different colors for categorization, they ultimately decided to provide a consolidated list of the specific locations instead.

Chairwoman Izaguirre questioned the distinction between a smoke shop and a tobacco store, suggesting that the two types of businesses are essentially the same.

Mr. Cervantes clarified that the proposed ordinance contains specific definitions to distinguish between the different types of establishments.

Ms. Thompson inquired whether the ordinance considered the proximity of smoke shops to one another, similar to regulations used for other business types like car washes.

Chairwoman Izaguirre expressed her opinion that there is no functional difference between the two types of businesses, stating that she believes they are the same thing.

Ms. Thompson pointed out that while the ordinance mandates a 1,000-foot distance from schools, it does not explicitly state that a smoke shop is prohibited from being located within that same distance of another smoke shop.

Chairwoman Izaguirre noted that she recalled seeing a provision in the ordinance requiring a minimum separation distance from other existing smoke shops as well.

Mr. Cervantes confirmed that the 1,000 foot separation requirement applies between shops, noting that existing tobacco and smoke stores were included on the map to account for this distance

Mr. Sanchez acknowledged the clarification, noting that he had previously overlooked the provision requiring a minimum separation distance from other schools.

Chairwoman Izaguirre requested a clarification on the specific distinction between the two, asking for a formal definition of a tobacco store.

Mr. Sanchez noted that he had reviewed the provided definitions but sought further clarification on their application. He specifically inquired whether a business such as Walgreens, which sells cigarettes as part of a broader inventory, would be classified as a tobacco store under the proposed ordinance.

Mr. Cervantes clarified that the ordinance includes specific provisions exempting certain businesses from being classified as tobacco shops. He stated that facilities such as gas stations are not considered tobacco shops under these regulations.

Chairwoman Izaguirre sought further clarification, noting that the ordinance specifically mentions vape shops.

Mr. Cervantes confirmed that vape shops are classified as smoke shops under the ordinance. He observed that these businesses typically occupy small suites within various commercial plazas and noted a recent trend of their rapid proliferation throughout the city.

Chairwoman Izaguirre requested a precise definition of a tobacco store, seeking to understand how it is distinguished from other retail establishments under the proposed ordinance.

Mr. Cervantes explained that the ordinance uses a combined definition for smoke shops and tobacco stores. He defined these as any premises dedicated to the display, sale, distribution, or marketing of tobacco products and paraphernalia. However, he clarified that grocery stores, supermarkets, and convenience stores are exempt from this definition and the resulting restrictions if their tobacco sales are strictly ancillary to their primary retail operations Law Insider.

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

Lieutenant David Besson, representing the Mission Police Department, spoke on behalf of the Chief of Police in support of the ordinance. He stated that the department favors the measure because it is designed to limit youth accessibility to tobacco products by restricting their proximity to schools. Regarding the distinction between the establishments, Lieutenant Besson shared his understanding that tobacco stores primarily sell cigarettes, cigars, and related paraphernalia, while smoke shops are more specifically geared toward vaping products.

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.

There was none.

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

**Started: 5:44 p.m.**

**Ended: 5:56 p.m.**

**Item #8**

**Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Subsection H, Establishing License Security Officers Requirements Based on the Maximum Occupancy of the Venue. Applicant: City of Mission**

Mr. Cervantes stated this ordinance will establish requirements for licensed security requirements in certain entertainment venues. The ordinance established a requirement of one licensed security officer for every 60 patrons. Chairwoman Izaguirre asked if there was any input in favor or against the request. Staff recommends the adoption of the ordinance.

Mr. Cervantes presented an ordinance amendment designed to establish clear guidelines for security personnel in bars and clubs. He explained that the City Council raised concerns regarding a previous case where only one licensed security officer was required. Under the new proposal, the number of security officers will be determined by maximum occupancy, requiring one licensed security officer for every 60 patrons. For instance, an establishment with a maximum occupancy of 65 people would be required to staff two licensed officers. Mr. Cervantes noted that, upon adoption, these requirements will be implemented during the processing of new Conditional Use Permits (CUP) for bars and clubs.

Ms. Thompson inquired about the justification for the 60-to-1 ratio, specifically asking if the figure was based on standards from another jurisdiction or established guidelines.

Mr. Cervantes explained that his research indicated McAllen is currently the only nearby city with similar guidelines, requiring one security officer for every 75 patrons. He noted that the proposed ordinance would be stricter than McAllen's by requiring one officer for every 60 patrons.

Mr. Cervantes stated that this higher standard is intended to prevent the types of issues experienced by bars in McAllen and Brownsville. He reiterated that the City Council requested these clear, specific guidelines for licensed security requirements when issuing permits for bars and lounges.

Ms. Thompson inquired about the scope of the amendment, asking for an estimate of the total number of bars and lounges that would be affected by the new security regulations.

Mr. Cervantes reported that staff had processed five applications within the past year involving licensed security requirements, consisting of four bars and one event center. He noted that the new regulations would be applied to these establishments as they come forward for their permit renewals.

Ms. Thompson sought clarification on whether the new security requirements would be applied retroactively, asking if the ordinance only applied to future applications and if existing establishments would be exempt from these changes.

Mr. Cervantes explained that existing establishments, such as Taboo and others, are required to apply for permit renewals. He clarified that as these businesses submit their renewal applications, staff will apply the updated security guidelines to ensure they meet the new standards.

Ms. Thompson inquired about the frequency of the renewal process for Conditional Use Permits (CUPs) or business licenses.

Mr. Cervantes clarified that the renewal process for Conditional Use Permits (CUP) for bars typically occurs on a one-year basis.

Ms. Thompson expressed her reservations regarding the proposed 60-to-1 ratio, stating that a 75-to-1 ratio appeared more reasonable to her. While she acknowledged that the 60-to-1 requirement is intentionally more stringent, she suggested the lower threshold felt somewhat excessive.

Mr. Cervantes maintained that the 60-to-1 ratio was selected to ensure the city remains on the safer side regarding public security and order.

Mr. Sanchez inquired whether the City Council had provided any specific guidance or reasoning for selecting the 60-patron threshold for security requirements.

Mr. Cervantes explained that the 60-patron threshold was a figure he developed and presented to the City Council, who expressed their agreement with the stricter standard compared to McAllen. He noted that while Brownsville is considering similar measures, he believes 60 serves as an effective "cutoff" for requiring additional security. Furthermore, he clarified that smaller establishments with a maximum occupancy of 50 or 55 would only require one officer. He also emphasized that this requirement is specifically targeted for the hours of 8:00 p.m. to 2:00 a.m., rather than being an all-day mandate.

Chairwoman Izaguirre sought clarification on the adequacy of the proposed staffing levels, inquiring whether the board members believed the requirement of one officer per 60 patrons might be excessive.

Ms. Thompson expressed her concern that the proposed ratio was too strict, indicating that the requirement for one officer per 60 patrons appeared to be an overly stringent regulation for the establishments.

Chairwoman Izaguirre inquired about the previous standards, seeking clarification on the specific security requirements that were in place prior to the proposed amendment City of Mission Planning.

Ms. Thompson remarked that there was effectively no specific standard in place previously, suggesting that the prior requirements were either non-existent or lacked a formal, codified ratio City of Mission Planning.

Chairwoman Izaguirre proposed an alternative threshold for the security requirement, suggesting that the mandate for multiple licensed officers should perhaps only begin once an establishment reaches a maximum occupancy of 100 patrons.

Ms. Thompson expressed her agreement, noting that the measure appears to be excessively strict. She inquired about the enactment date of McAllen Ordinance 75-1.

Mr. Cervantes clarified that the regulation has actually been in effect for a significant period.

Ms. Thompson further noted that the city has not increased certain ratio following the McAllen incidents.

Chairwoman Izaguirre asked if they could first to start with 200 and then see what City Council will decide.

Mr. Sanchez inquired whether any stakeholders had provided input regarding the matter and specifically questioned if they had been given official notice. He further noted that they had not been notified and asked for confirmation on whether the city had reached out to them at all.

Mr. Cervantes admitted that the city did not proactively reach out to stakeholders. He noted, however, that the owner of Taboo a local establishment mentioned having four security guards since the business owners are often already aware of these requirements due to previous interactions with the city.

Ms. Thompson noted that some individuals may feel a need for assistance based on the specific requirements of their clientele.

Chairwoman Izaguirre pointed out that the establishment in question had closed down.

Ms. Thompson argued that the level of strictness required often depends on the clientele. She observed that while some groups consist of children who might require more discipline, others are composed of older individuals or professionals.

Mr. Cervantes suggested that a recommendation could be made to adjust the ratio to one for every 75, rather than the current every 60.

Chairwoman Izaguirre expressed her concern that a ratio of 75 would be too strict, suggesting instead that a limit of 100 might be more appropriate.

Mr. Sanchez stated that while he did not personally have an issue with the ratio of 60, he preferred to hear directly from the stakeholders first. He suggested that bar owners might either welcome the regulation or find it too restrictive, noting that a ratio of 100 could potentially be a better alternative based on their feedback.

Mr. Cervantes proposed that the board table the item to allow staff the opportunity to contact the five businesses currently subject to the requirement and gather their feedback.

Ms. Thompson clarified that the active businesses would be the ones primarily affected by the regulation. She expressed concern that these establishments, rather than those pending renewal, would feel "blindsided" by the sudden implementation of the new requirements.

Mr. Cervantes confirmed that because businesses only report for renewal once a year, that specific interaction would be the designated time to inform them of the new security officer requirements.

Chairwoman Izaguirre expressed her agreement, stating that businesses should be properly informed of the new requirements.

Mr. Sanchez expressed his desire to hear public comments from the stakeholders regarding the matter.

Ms. Thompson argued that the outreach should extend beyond the five current applicants to include all businesses facing future renewals. She emphasized that failing to include them would be unfair, as they would eventually be subject to the same requirements.

Mr. Cervantes clarified that the requirement currently applies to only five businesses.

Ms. Thompson questioned the figure, asking for clarification on whether only five establishments would be affected by the requirement.

Mr. Cervantes clarified that the five establishments consist of four bars and one event center.

Ms. Thompson sought confirmation that only those five specific establishments would be subject to the proposed regulation.

Mr. Cervantes explained that the requirement would apply to new establishments, such as brand-new bars or lounges, as they enter the system.

Mr. Sanchez inquired whether the requirement would also apply to existing bars reapplying for their Conditional Use Permit (CUP).

Mr. Cervantes clarified that the requirement currently applies only to the five establishments mentioned as they return for renewal. However, he noted that the rules would also apply to any brand-new businesses, such as a bar or lounge, seeking to open within a commercial plaza.

Ms. Thompson clarified that there are currently only five existing Conditional Use Permits (CUPs) subject to the rule, consisting specifically of four bars and one event center.

Ms. Jessica Munoz pointed out that there are additional businesses that have not yet returned for their renewal process.

Ms. Thompson confirmed that the regulation would ultimately apply to all establishments currently operating under a Conditional Use Permit (CUP).

Chairwoman Izaguirre expressed her agreement with Ms. Thompson, citing the current economic challenges facing local businesses. She shared an example of a local restaurant owner whose sales have decreased by 40%, arguing that smaller event centers would struggle to remain viable if burdened with the cost of a security officer for as few as 60 guests. The Chairwoman further noted that individuals hosting small events often choose such venues because they cannot host them at home; requiring a security officer for such a small group would make these events unaffordable. She concluded that imposing a 60-person threshold would make it increasingly difficult for businesses to operate during a period of declining sales across the board.

Ms. Thompson observed that many business owners understand their own demographics and will proactively hire additional security based on their specific clientele. She expressed her personal opinion that a requirement for every 60 people is too restrictive.

Chairwoman Izaguirre questioned whether the alternative would be to eliminate the requirement entirely.

Ms. Thompson suggested that the board would have no basis for comparison if they implemented a strict requirement without first "testing the waters." She cautioned that once a standard is established, it becomes difficult to justify increasing or adjusting it without historical data to support such a change.

Mr. Cervantes explained that the board has previously only required such measures in a limited capacity.

Ms. Thompson suggested establishing a higher initial threshold as a baseline. She argued that if that starting point proves ineffective, the board could then adjust the ratio downward, but emphasized the need for a starting point that allows for evaluation.

Chairwoman Izaguirre expressed her agreement with Mr. Sanchez, reiterating the need to hear directly from the stakeholders. She indicated that her perspective was informed by the potential impact on other businesses that have yet to weigh in.

Mr. Sanchez emphasized his desire to hear from the stakeholders, noting that the regulation affects various parties in different ways. He illustrated the practical impact of the different ratios, pointing out that a requirement for one officer per 60 guests would necessitate five officers for a crowd of 300, whereas a ratio of one per 100 would only require three. Mr. Sanchez noted that the stakeholders could provide specific insight into the actual costs and financial implications they are currently facing.

Chairwoman Izaguirre expressed her astonishment at the reported figures, specifically referencing a 40% decrease in sales over a six-hour period. She noted that if an establishment designed to operate at full capacity is experiencing such a significant decline, then bars are likely being impacted just as severely.

Mr. Cervantes suggested that the board table the item and organize a workshop, inviting all relevant business owners to gather their feedback.

Ms. Thompson expressed her support for the proposal, noting that organizing a workshop would be a beneficial approach.

Chairwoman Izaguirre clarified that rather than a workshop, the board should notify stakeholders of an upcoming public hearing. She emphasized the importance of ensuring the business owners are fully informed about the specific topics under discussion beforehand.

Ms. Thompson acknowledged that while the meeting agenda is made public, business owners are often too busy to monitor every specific item. She emphasized that simply posting the agenda may not be sufficient, as these stakeholders might miss the notification due to the demands of running their businesses.

Mr. Cervantes expressed his support for the updated approach and offered to personally reach out to the business owners since the board maintains their contact information. He proposed scheduling a follow-up public hearing in one month covering two meetings to ensure all bar owners are directly informed about the potential changes.

Chairwoman Izaguirre agreed, noting that the business owners might have various questions once they are present at the hearing. She emphasized the importance of providing them with the opportunity to seek clarification in person.

Mr. Sanchez stated that he would encourage the stakeholders to provide public comments. He added that if they are unable to attend in person, they should at least be given the opportunity to submit their feedback in writing.

Chairwoman Izaguirre expressed her agreement, confirming that providing stakeholders with an opportunity for written or verbal input was necessary.

Mr. Cervantes confirmed the plan to reschedule the public hearing for two meetings from the current date. He stated that, in the interim, he will personally contact each bar owner to inform them of the proposal and solicit their feedback. He further noted that he will invite them to attend the upcoming meeting or, if they are unable to attend, to submit their comments directly to him for the board's consideration.

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

**ITEM#10**  
**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

**ACCOMODATIONS REVIEW BOARD  
OCTOBER 22, 2025  
CITY HALL'S COUNCIL CHAMBERS**

**ARB PRESENT**

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

**ARB ABSENT**

**STAFF PRESENT**

Susie De Luna  
Jessica Munoz  
Elisa Zurita

**GUESTS PRESENT**

Juana Rodriguez

**CALL TO ORDER**

Chairman Flores called the meeting to order at 5:17 p.m.

**ITEM #3**

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

Ms. Susie De Luna stated that the request is for a variance not to comply with Section 1.371 (5) (e) of the Mission Code of Ordinances, which states: Minimum depth of front setback: 20 feet. The site is located along the South side of W. 30th Street approximately 190 feet West of Peace Avenue. The applicant is requesting a variance to keep a 21' by 18' 5" carport within the 20' front setback. The Tabsaco Subdivision was recorded on May 14, 2003. The subject property is a regular lot with a depth of 107.50 feet and a width of 60 feet along West 30th Street. The subject lot has a total area of 6,450 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 36 legal notices to surrounding property owners. The applicant is requesting a special accommodation request to keep the carport. The applicant has limited mobility and severe health problems with her right leg that makes walking in inclement weather dangerous. The Accommodations Review Board may: Review the application and issue a ruling that grants, grants with conditions, or denies the application upon the request.

**STAFF RECOMMENDATION:**

Staff recommends approval subject to: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter; 2) obtaining a building permit; and 3) If the property is sold in the future, Ms. Rodriguez must disclose to the buyer that the carport structure must be removed prior to the sale.

Chairman Flores asked staff if the applicant provided the proof of the medical condition.

Ms. De Luna stated the applicant is supposed to submit a letter from their medical physician.

Chairman Flores stated the board does have a checklist that the board requires the applicant provided the proof of the medical condition.

Ms. Elizondo asked staff if they received a medical letter.

Ms. De Luna stated the applicant did not submit a medical letter.

Mr. Salazar asked if the applicant had a deadline to submit the letter.

Ms. De Luna stated the deadline was when the applicant applied for the Special accommodation board they were supposed to also submit a medical letter.

Ms. Elizondo asked if the applicant is present.

Mr. Rodriguez was present at the meeting for his mother Ms. Rodriguez. He stated she didn't submit anything but she did receive a doctor's note and disability approval.

Staff look over the medical letter and approved of the medical letter.

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

#### **4 ADJOURNMENT**

There being no further business, Chairman Flores entertained a motion. Ms. Elizondo moved to adjourn meeting. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:17 p.m.

  
Heraclio Flores, Chairman  
Accommodations Review Board

**ACCOMODATIONS REVIEW BOARD  
JANUARY 28, 2026  
CITY HALL'S COUNCIL CHAMBERS**

**ARB PRESENT**

Alberto Salazar  
Humberto Garza  
Heraclio Flores  
Dolly Elizondo

**ARB ABSENT**

William Ueckert Jr.

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Jessica Munoz  
Elisa Zurita  
Patricio Martinez

**GUESTS PRESENT**

Diana Sanchez

**CALL TO ORDER**

Chairman Salazar called the meeting to order at 6:14 p.m.

**ITEM #3**

**TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FOR AN EXISTING CARPORT, BEING LOT 55, LAS MISIONES ESTATES PHASE II SUBDIVISION, LOCATED AT 1717 SALINAS STREET, AS REQUESTED BY MARIA GLORIA SANCHEZ, C/O DIANA V. SANCHEZ**

Mr. Cervantes stated that the request is for a variance not to comply with Section 1.371 – R-1 (Single Family Residential District), which states: Minimum Front Setback: 20 feet; Minimum Side Setback: 6 feet, Minimum Rear Setback: 10 feet, Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance. The site is located along the west of Salinas Drive at the intersection with 18th Street. The applicant is seeking the Board's consideration to keep a 20' x 20' carport within the 20' front setback. The carport was constructed without obtaining a building permit. The carport was constructed to help keep her mother and vehicle safe during inclement weather. Mrs. Gloria Sanchez is a 77-year old lady who suffers from the following conditions: osteopenia, hypertension, hypothyroidism, hyperlipidemia, osteoporosis, among others. Over the past 10 years, she has suffered several falls that have led to bone fractures and surgeries. Las Misiones Estates Phase II Subdivision was recorded on January 28, 1999. The lot measures 60' in width by 113' in depth for a total of 6,780 square feet. The lots to the north, south, east, and west are developed as single-family residential. Staff notes that the Code Enforcement Department has an ongoing case in this property for construction without a permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed a notice to the property owner. No variances have been processed in this subdivision. There is a 5' utility easement along the front of the property. The Zoning Board of Adjustments considered this variance request on October 22, 2025, and denied the request. Since then, staff has been made aware there is a medical condition and offered consideration through the Accommodations Review Board. The Accommodation Review Board may review the application and issue a ruling that grants the variance, grants the variance with conditions, or denies the application. If the application is approved, it is only for the person with the medical condition. Once the need is no longer there, the carport would need to be removed.

**STAFF RECOMMENDATION:**

Staff recommends approval subject to: 1) Sign a hold harmless agreement stating that the structure

will remain perpetually "open and to its footprint" and if the structure is ever removed or the need is no longer there, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit and assessing a double permit fee, 3) if the property is sold in the future, the applicant must disclose to the buyer that the carport structure must be removed prior to the sale.

Ms. Diana Sanchez, residing at 1717 Salinas Drive, stated that the carport was constructed at the request of her mother to accommodate her medical needs. She explained that over the past decade, her mother had suffered approximately six (6) falls, three of which required surgery and one resulting in a 21-day rehabilitation stay. Ms. Sanchez noted that she had submitted all relevant medical records, including documentation of ER visits and physical and occupational therapy, to the office. She further detailed that her mother's most recent fall occurred the previous year, requiring an eight-week recovery in a medical boot. Ms. Sanchez argued that the lack of shade near the home creates a difficult 30-foot round trip for her mother, causing significant pain and discomfort, particularly in her surgically repaired knee. Additionally, she mentioned that her mother's ulcerative colitis increases her risk of bone fractures during falls, which serves as the basis for the special accommodation request.

In response to Chairman Salazar's inquiry, Ms. Sanchez confirmed that her mother still drives, though she limits herself to doctor's appointments and avoids the expressway.

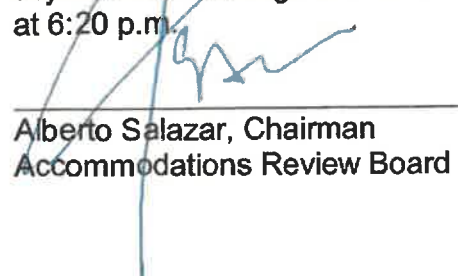
When Ms. Elizondo asked if her mother possessed a handicap designation sticker, Ms. Sanchez replied that they had not yet applied for one, though she noted her mother does receive Supplemental Security Income (SSI).

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

There being no further discussion, Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the accommodation request as presented. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

#### **4 ADJOURNMENT**

There being no further business, Chairman Salazar entertained a motion. Ms. Elizondo moved to adjourn the meeting. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously at 6:20 p.m.

  
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Alberto Salazar, Chairman  
Accommodations Review Board

**SPECIAL ZONING BOARD OF ADJUSTMENTS  
JANUARY 6, 2026  
CITY HALL'S COUNCIL CHAMBERS**

**ZBA PRESENT**

Alberto Salazar  
Humberto Garza  
Heraclio Flores  
Dolly Elizondo

**ZBA ABSENT**

William Ueckert Jr.

**STAFF PRESENT**

Alex Hernandez  
Patricio Martinez  
Jessica Munoz  
Elisa Zurita

**GUESTS PRESENT**

Luis D. Waldo

**CALL TO ORDER**

Chairman Heraclio Flores called the meeting to order at 4:35 p.m.

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR OCTOBER 22, 2025**

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

**ITEM #2**

**TO ALLOW A 10'-1 9/16" FRONT SETBACK INSTEAD OF THE REQUIRED 25-FOOT AND A 6-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT AT 1212 POST OAK STREET, BEING LOT 103, BRYAN'S LANDING SUBDIVISION BY LUIS D. WALDO**

Mr. Hernandez stated that the request is for a variance not to comply with Section 1.37 (5) (e) (f) of the Mission Code of Ordinances, which states: Minimum depth of front setback: 25 feet, Minimum depth of rear setback: 10 feet. The site is located at the southwest corner of N. Bryan Road and Post Oak Street. The applicant is requesting a variance to construct a new dwelling facing N. Bryan Road with a 10'-1 9/16" front setback instead of the required 25-foot setback and a 6-foot rear setback instead of the required 10-foot setback. Bryan's Landing Subdivision was recorded on May 16, 2025. The subject property is a lot outside the subdivision walls.

Ms. Elizondo asked if the lot was outside of the subdivision walls but platted within the subdivision.

Mr. Hernandez stated yes, the lot is outside of the subdivision walls since the subdivision needed a distance away for the key gate is further in on the actual lot line so the subdivision could have good stacking distance to the gate key. He mentioned the subject lot has a total area of 6,661 square feet. The tenants have not received any objections to this request. Staff noted that 21 notices to the surrounding property owners. The proposed house measures 2,633 square feet and a 510 square feet garage.

**STAFF RECOMMENDATION:**

Staff recommends denial. This request does not constitute an undue hardship.

Ms. Elizondo asked whether the lot is subject to subdivision restrictions despite its location outside the gate.

Mr. Hernandez stated that the restrictions are identical to the rest of the subdivision and that the lot remains subject to the HOA. He noted that while the HOA requires a certain occupancy percentage to be active building permits are currently reviewing plans.

Chairman Heraclio Flores asked if the fence is part of the subdivision.

Mr. Hernandez replied "yes".

Mr. Salazar asked if the applicant's access would be located before the gate.

Mr. Hernandez explained that the main access is on Post Oak Street, but the gate was positioned west of the property line to satisfy right-of-way distance requirements from Bryan Road. He clarified that although the gate was moved inward, the property remains within the subdivision and must follow all setbacks.

Ms. Elizondo asked if the applicant is going to have his front door facing Bryan.

Mr. Hernandez stated the applicant proposes to face the front door toward Bryan Road instead of Post Oak Street.

Chairman Flores asked if a variance was being requested due to the keypad intruding into the parking area.

Mr. Hernandez clarified that was not the case.

Ms. Elizondo asked if the garage is on Post Oak Street.

Mr. Hernandez confirmed that a gap exists between the keypad and the gate to allow lot access. He further explained that while all lots were originally designed to face internal streets, the applicant intends to face the house toward Bryan Road while keeping the garage facing Post Oak.

Ms. Elizondo expressed concern regarding traffic flow, asking if the garage exit constitutes an ingress or egress for the subdivision.

Mr. Hernandez replied that it serves as both.

When Ms. Elizondo pointed out that the exit gate might swing toward the applicant's garage door.

Mr. Hernandez explained that the exit gate swings into the center island and away from the lot though it does align with the applicant's fence.

Mr. Salazar asked if the subdivision was originally designed with these lot issues.

Mr. Hernandez replied that the layout changed when the gate was pushed back to accommodate Bryan Road.

Ms. Elizondo noted that the plat labels Lot 78 as "exit only," suggesting another gate.

Mr. Hernandez confirmed there is a gate on the south side, but clarified that the Post Oak access allows for both entry and exit.

Chairman Flores asked if any other permits had been submitted for the north side.

Mr. Hernandez stated this is the first home on a corner lot; while other internal homes met setbacks, this is the only one requesting a front setback toward Bryan Road.

Chairman Flores asked if the applicant is present.

Mr. Luis Waldo, representing Waldo Homes, identified himself as the builder and explained that he intends to rotate the house facade to face Bryan Road to enhance curb appeal. He noted that the site plan includes a block fence and that the design aims to preserve four mature oak trees on the lot. Because the subdivision's plan requires an oak tree on every lot, he explained that the side setback must exceed 10 feet to accommodate these existing trees. Mr. Waldo stated that there is already a designated block entrance where he plans to install a sliding gate, pending board approval, and offered to extend the driveway if necessary. He observed that the subdivision gates currently remain open, allowing him to navigate the area easily even in a large truck. He further clarified the gate mechanics, noting that the north side entrance opens inward while the exit opens outward; he added that the other side serves as an exit only and does not feature a keypad. According to Mr. Waldo, the developer originally intended for the homes to face Bryan Road, though he believes this was not officially specified or approved during the platting process. He mentioned that the engineer holds several lots for investment rather than construction, and concluded by stating his intention to build the house as a spec home for himself.

Mr. Salazar asked the applicant if this is a spec home and if he has any plans .

Mr. Waldo addressed the board regarding his development plans, emphasizing his commitment to constructing high-quality homes to improve curb appeal, specifically noting the desire for quality homes in the areas of Bryan Road, Glasscock, and Mile 2 Road. He presented project plans, acknowledging that while the main entrance poses visibility issues, he could accommodate a secondary entrance for better access. He also mentioned working with the developer, OG Construction (omar), and noted that approval from an architectural control committee would be needed, though he expressed confidence in obtaining it.

Ms. Elizondo inquired if Mr. Waldo was the current owner of the lot.

Mr. Waldo confirmed he was not yet the owner.

Ms. Elizondo raised concerns about approving a variance request without written authorization from the owner of record.

Mr. Waldo explained that he had been in contact with his representative, Eddie, who provided verbal blessing, but he lacked written authorization.

Ms. Elizondo pointed out a plat note restricting access/curb cuts from Bryan Road, noting the proposed garage faces that direction.

The board discussed the inability to move forward without official documentation. They clarified that, although the developer favored the project, a formal authorization letter was required. The board

noted that the owner of record was not represented and that they could not vote on the variance request .

Mr. Hernandez stated the requested variance noted that the plan required a 14-foot, 11-and-a-half-inch variance from the required 25-foot setback and a 4 foot side setback.

The board decided to table the item due to the lack of written authorization from the property owner and concerns regarding the HOA approval the board concluded that they could not make a decision.

Mr. Waldo agreed that he had not yet closed on the property and the need for authorization.

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

There being no further discussion, Chairman Flores entertained a motion. Mr. Garza to table the item until the next meeting on January 28, pending proper documentation. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously.

## **ADJOURNMENT**

There being no further business, Chairman Flores entertained a motion. Ms. Elizondo moved to adjourn the meeting. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously at 5:00 p.m.



Heraclio Flores, Chairman  
Zoning Board of Adjustments

**NOTICE OF REGULAR MEETING  
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.  
JANUARY 22, 2026**

The Board of Directors of the Mission Economic Development Authority, Inc., held a regular meeting on Thursday, January 22, 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: Meeting of October 15, 2025 & Special Meeting of October 30, 2025
4. Deliberation & possible action for acceptance of Unadjusted Financial Report ended December 31, 2025.
5. Deliberation and possible action for the acceptance of Quarterly Report of Investments for the Quarter and Interest Earned for Three Months Ending December 31, 2025.
6. Deliberation and possible action to ratify the selection of the Corporation's depository bank.
7. Discussion and possible action related to Resolution No. 2026-01, Resolution of the Board of Directors of Mission Economic Development Authority 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 Economic Development Authority Inc., and the designation of signatories on such accounts.
8. Deliberation and possible action to authorize CEO to execute a professional services renewal agreement with Hanna Solutions – Commercial Real Estate.
9. 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.
10. Adjournment.

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***Minutes are as follows:***

**PRESENT:**

Richard Hernandez, Chair  
Estella Saenz, Secretary  
Mayor Norie Gonzalez Garza

**ABSENT:**

Deborah L. Cordova, Vice Chair  
Jose G. Vargas, Treasurer

**ALSO PRESENT:**

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

**STAFF PRESENT:**

Tecló J. Garcia, CEO  
Belen Guerrero-Aguirre, COO  
Joe Salazar, Financial Officer  
Judy Vega, Executive Assistant  
Stephanie Mendiola, Director of Business Development  
Candace Rodriguez, Communications & Public Relations Manager  
Brianna Casares, Director of Programs  
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 5:50 PM.

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

**3. Approval of Minutes:**

**A. Regular Meeting of October 15, 2025**

**B. Special Meeting of October 30, 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 Secretary Estella Saenz and approved 3-0.

Chair Richard Hernandez noted a correction to the minutes from the October 30, 2025 meeting concerning the start and end times of the executive session. He requested that these times be verified and corrected.

Subject to the verification, Mayor Norie Gonzalez Garza moved for approval of the special meeting minutes of October 30, 2025. Motion was seconded by Secretary Estella Saenz and approved 3-0 subject to a correction.

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

Financial Officer Joe Salazar presented this item by stating that total revenue for December is \$4,260 with no expenditures with an ending fund balance of \$1,918,801. Total assets are \$1,918,801 with fund balance and liabilities matching at \$1,918,801.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Secretary Estella Saenz and approved 3-0.

**5. Deliberation and possible action for the acceptance of Quarterly Report of Investments for the Quarter and Interest Earned for Three Months Ending December 31, 2025.**

Financial Officer Joe Salazar presented this item by stating that the TexPool General Fund had increased by \$4,259.56, bringing the Market Value of the fund to \$424,458.33.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Secretary Estella Saenz and approved 3-0.

**6. Deliberation and possible action to ratify the selection of the Corporation's depository bank.**

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

Mayor Norie Gonzalez Garza moved for approval to ratify the selection of the Corporation's depository bank. Motion was seconded by Secretary Estella Saenz and approved 3-0.

- 7. Discussion and possible action related to Resolution No. 2026-01, Resolution of the Board of Directors of Mission Economic Development Authority 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 Economic Development Authority Inc., and the designation of signatories on such accounts.**

Chief Executive Officer Teclo J. Garcia 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 Authority.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval on Resolution No. 2026-01. Motion was seconded by Secretary Estella Saenz and approved 3-0.

- 8. Deliberation and possible action to authorize CEO to execute a professional services renewal agreement with Hanna Solutions – Commercial Real Estate.**

Chief Executive Officer Teclo J. Garcia presented this item by stating that the professional services agreement mirrors the agreement Mission EDC has with Hanna Solutions – Commercial Real Estate. In addition, he stated that he and staff are pleased with the services by Hann Solutions – Commercial Real Estate and recommends approval.

Secretary Estella Saenz moved for approval to authorize the CEO to execute a professional services renewal agreement with Hanna Solutions – Commercial Real Estate. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

At **5:59 PM** Chair Richard Hernandez announced that the MEDA board would be convening in closed session.

- 9. 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 **6:12 PM** Chair Richard Hernandez announced that the MEDA board would be reconvening in open session.

Regarding MEDA Land: Secretary Estella Saenz moved to authorize the CEO to negotiate a Letter of Intent for Project Box as discussed in closed session. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

- 10. Adjournment.**

At 6:13 PM, Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS REGULAR MEETING HELD ON JANUARY 22, 2026 WERE APPROVED ON THIS THE 26<sup>TH</sup> DAY OF FEBRUARY, 2026.**

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Estella Saenz, Secretary

**Mission Tax Increment Reinvestment Zone  
Board of Directors Meeting  
January 21, 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 January 21, 2026 at 801 N. Bryan Road, Mission, Texas and at 6:07 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 Burlison  
Dr. Noel O. Garza

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

1. **Call meeting to order and establish quorum.**
2. **Consent Agenda:**
  - A. **Swearing In of Appointed Directors.**
  - B. **Approve minutes of the meeting of November 12, 2025 of the TIRZ #1.**
  - C. **Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the January 21, 2026 meeting.**

Chairman Martin Garza asked for a motion to approve Consent Agenda Items 2-B and 2-C, requesting that Item 2-A – Swearing In of Appointed Directors be removed from the Consent Agenda to be addressed separately.

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously approved Consent Agenda items 2-B and 2-C.

Item 2-A - Swearing In of Appointed Directors: Notary Public Judy Vega swore in four appointed directors to the Tax Increment Reinvestment Zone No. 1 Board, three who reappointed were Dennis Burlison, Hector Moreno, and Albert X. Chapa; and one new appointed member was Dr. Noel O. Garza. Their terms expire on December 31, 2027.

**3. Adjournment**

As there was no further business for the board to consider, upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 6:09 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTICE OF REGULAR MEETING & PUBLIC HEARINGS**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**JANUARY 22, 2026      4:00 PM**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

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

**ABSENT:**

Deborah L. Cordova, Vice President

**ALSO PRESENT:**

Eugene Vaughn, JGKL LLP  
Mark Hanna, Hanna Solutions  
Antonio Enriquez, Architect, Project Market  
Jesus Gonzalez, Casa Antigua Inc.

**STAFF PRESENT:**

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

**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 4:06 PM.

**2. Invocation:** Carl Davis.

**3. Pledge of Allegiance:** Mayor Norie Gonzalez Garza.

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

**5. Approval of Minutes: Special Meeting of December 10, 2025**

There being no corrections or additions, Treasurer Julian Alvarez moved for approval of the special meeting minutes of December 10, 2025. Motion was seconded by Jose G. Vargas and approved 6-0.

**6. Deliberation and possible action for the acceptance of the Unadjusted Financial Statement for December 2025.**

Financial Officer Joe Salazar presented the Unadjusted Financial Statement for December

2025.

President Richard Hernandez directed Mr. Salazar's attention to the "Incentive-CEED SBA" item on page 39. Mr. Salazar noted that this item pertained to the UTRGV Kauffman FastTrac Program, which takes place at the CEED each Spring. President Hernandez then suggested to Mr. Salazar that the item be renamed for better clarity regarding its purpose.

Carl Davis moved for acceptance of the Unadjusted Financial Statement for December 2025. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**7. Deliberation & possible action for acceptance of Quarterly Report of Investments for the General Fund for Quarter ending December 31, 2025 and Interest Earned for Three Months Ending December 31, 2025.**

Financial Officer Joe Salazar presented the quarterly report of investments for the general fund for the quarter ending December 31, 2025 and interest earned for three months ending December 31, 2025.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for acceptance. Motion was seconded by Secretary Estella Saenz and approved 6-0.

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

Chief Executive Officer Teclo J. Garcia explained that this Resolution was necessary for the purpose of establishing signatories for the depository bank selected by the MEDC.

Jose G. Vargas moved for approval on Resolution No. 2026-01. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**9. Public Hearing – Consideration of a MEDC Fiscal Year 2026 proposed project related to an economic incentive for the construction of a new restaurant, to be located at 701 N. Shary Road, Mission, Texas (Project Superior).**

President Richard Hernandez opened the public hearing at 4:20 PM and called for any public comments in favor or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at 4:21 PM.

**10. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Superior.**

Chief Executive Officer Tecló J. García presented the proposed construction of a new Don Pepe's restaurant on Shary Road. The \$4 million project is expected to create at least 40 jobs by December 2028, generate approximately \$4 million in annual revenue, and support an estimated \$1.4 million in payroll. The project is projected to generate between \$80,000 and \$100,000 annually in sales tax revenue. The MEDC will provide an incentive not to exceed \$225,000, to be disbursed in three installments linked to project completion milestones.

There being no corrections or additions, Carl Davis moved for approval of an Economic Development Performance Agreement for Project Superior. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**11. Public Hearing – Consideration of a MEDC Fiscal Year 2026 proposed project related to an economic incentive for remodeling of a retail building, located at 924 N. Conway Avenue, Mission, Texas (Project Market).**

President Richard Hernandez opened the public hearing at 4:26 PM and called for any public comments in favor or against this project.

Chief Executive Officer Tecló J. García introduced and welcomed Jesus Gonzalez, owner of Casa Antigua, Inc. and his project's Architect, Antonio Enriquez. Mr. Gonzalez shared that his company is interested in remodeling the building located at 924 N. Conway Ave., Mission. The project's lead Architect, Antonio Enriquez, briefly shared improvements that have been made so far to the building.

President Richard Hernandez declared the public hearing closed at 4:31 PM.

**12. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Market.**

Chief Executive Officer Tecló J. García welcomed Business Development Director Stephanie Mendiola to present this item. Ms. Mendiola noted that this project involves renovation of an existing building on N. Conway in Mission. The \$300,000 investment is expected to create at least five jobs by January 2028. MEDC will provide a one-time incentive not to exceed \$30,000 upon fulfillment of the agreement terms.

Jose G. Vargas noted that Article III of the Economic Development Performance Agreement mandates job creation, specifically under Creation of Jobs. However, the initial application indicates that the market would operate under the direction of Jesus Gonzalez, with Casa Antigua, Inc. Mr. Gonzalez clarified that the retail spaces will be leased and not managed by him, meaning that the promised creation of five jobs cannot be assured. Given that the job creation does not stem from the owner's direct commitment, Legal Counsel Gene Vaughn recommended approving the agreement with the removal of a job creation commitment as stated in *Article III, Job Creation and Other Commitments Guaranteed by Company, Section 3.2, Conditions to Grant Payment and Rebate, B. Other Conditions, 3. Creation of Job. Company or tenant will create the jobs by January 2028.* President Richard Hernandez confirmed with Chief Executive Officer Tecló J. García his agreement

to eliminate the job creation commitment in Article III.

Subject to the removal of the job creation commitment as recommended by Legal Counsel Gene Vaughan, Treasurer Julian Alvarez moved for approval of an Economic Development Performance Agreement for Project Market. Motion was seconded by Carl Davis and approved 6-0.

**13. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Projects Superior and Market.**

Mayor Norie Gonzalez Garza moved authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Projects Superior and Market. Motion was seconded by Jose G. Vargas and approved 6-0.

**14. Discussion and possible action for approval of Second Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club LLC.**

Chief Executive Officer Tecló J. Garcia stated that RGV Padel Club was approved to receive \$141,000 in three annual installments under a performance agreement dated May 6, 2024. The proposed second amendment authorizes an early disbursement of \$45,309.15 from the \$141,000 amount to fund construction of an exterior roof not included in the original building plans. He recommends approval.

Jose G. Vargas moved for approval of Second Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club LLC. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**15. Discussion and possible action for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation concerning the Children's Advocacy Center.**

Chief Executive Officer Tecló J. Garcia reported that the Children's Advocacy Center building needs repair. The MEDC has partnered with the City of Mission to reimburse the cost of these improvements, which are not to exceed \$153,311.47. Mr. Garcia and staff recommend approval of the Reimbursement Agreement.

Carl Davis moved for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation. Motion was seconded by Jose G. Vargas and approved 6-0.

At **4:47 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

**16. 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):**

**Report from CEO as to potential prospect(s)**

**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. MEDC 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 **5:24 PM** President Richard Hernandez announced that the MEDC Board would be reconvening in open session.

Motions:

Report from Potential Project(s): No action.

Regarding Real Property:

A. MEDC Land: No action.

B. Perkins Lot Update: No action.

Consultation with Attorney: Mayor Norie Gonzalez Garza moved to authorize the Chief Executive Officer to settle the ongoing Uncommonly LLC litigation within the bounds discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**17. Discussion regarding MEDC 2026 Board Meeting Dates.**

President Richard Hernandez stated that the MEDC regular board meetings will be scheduled every 4<sup>th</sup> Thursday of each month at 4:00 PM with no meeting scheduled in November. A special MEDC meeting will be scheduled for Thursday, December 10, 2026.

Mayor Norie Gonzalez Garza moved to approve MEDC 2026 Board meetings dates as proposed by President Richard Hernandez. Motion was seconded by Carl Davis and approved 6-0.

**18. CEO Report on Economic Activity.**

Chief Executive Officer Teclo J. Garcia reported on a 2025 end-of-year housing report from the Greater McAllen Association of Realtors and the Texas Realtors Association. The report covered the City of Mission's median housing price which is \$285,000 which is up 4% from 2024.

Most homes are within the \$200,000-\$299,000 price range, with 40% of homes being sold within that price range and 30% being sold within the \$300,000-\$400,000 range. The current housing inventory is nine months of inventory, when compared to last year there was seven months of inventory.

Neighboring cities median home prices are: Palmhurst - \$460,000; Palmview - \$287,000; Pharr - \$170,000; Weslaco - \$204,000; Edinburg - \$278,000; Alton - \$255,000; and McAllen - \$250,000.

**19. President Comments.**

President Richard Hernandez invited Mayor Norie Gonzalez Garza to speak on the upcoming events related to the Texas Citrus Fiesta's upcoming Parade of Oranges. Mr. Hernandez thanked the MEDC staff for their hard work on all ongoing projects.

**20. Adjournment.**

Carl Davis moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 6-0. The meeting was adjourned at 5:43 PM.

\_\_\_\_\_  
Richard Hernandez, President

ATTEST:

\_\_\_\_\_  
Estella Saenz, Secretary

**Mission Redevelopment Authority  
Board of Directors Meeting  
January 21, 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, by teleconference and in person, January 21, 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. Participating in the Teams teleconference was Secretary Aissa I. Garza, Travis James, and Attorney Ricardo Perez. Participating in person were Colby Eckols, Andy Garcia, Dr. Rolando Ortiz, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Charlie Garcia, Abel Bocanegra, Damien D. Tijerina, 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 meeting.

**2. Swearing In of Appointed Directors.**

Notary Public Yadira J. Vega administered the oath to four directors appointed to the Mission Redevelopment Authority Board, including three reappointments and one new member. The reappointed directors are Dennis Burleson, Hector Moreno, and Albert X. Chapa, while the new addition is Dr. Noel O. Garza. All their terms will end on December 31, 2027. Chairman Martin Garza expressed his congratulations to the reappointed directors and the newly appointed director, expressing gratitude for their commitment to the Board. Dr. Noel O. Garza briefly introduced himself highlighting his long-standing residency in Mission He shared his 12-year experience on the Sharyland ISD Board and his current role in the South Texas ISD Board, expressing his honor in being part of this Board.

**3. Citizens' Participation: None.**

**4. Approval of minutes: November 12, 2025**

There being no changes or corrections, upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board unanimously approved the Board meeting minutes of November 12, 2025.

**5. Acceptance of Project Reports.**

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, who provided an update on the **El Milagro Phase I Project**, and said that El Milagro subdivision plat has been recorded and Winfield

Communities will conduct surveys for new spec home construction. Dr. Rolando Ortiz noted that the same contractors from Laredo will be used, with construction expected to begin by late February and early March. AEP is working on power wiring and transformer installation in phases. The first 10 spec homes will range from 1,300 to 2,400 sq. ft. and cost between \$250,000 to \$400,000. A new Circle K will be built at the corner of North West Military & Anzalduas Highway, on a property owned by Killam but not part of El Milagro. Dr. Ortiz mentioned that the Mission Housing Authority plans to build homes on a 4-acre tract and is negotiating further residential developments, along with industrial projects near Anzalduas International Bridge set to close in 60 days.

Upon a motion made by Director Riddle and seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted **Killam Development's El Milagro Phase I** report as presented.

Chairman Martin Garza recognized Damien Tijerina, P.E., with L&G Engineering, who provided an update on the **Inspiration Rd./Military Parkway Loop Phases II and III**. Phase II involves designing Inspiration Rd., now treated as a separate project. Mr. Tijerina mentioned that they have submitted a railroad packet to the City for final review, which will then be sent to TxDOT and Rio Valley Switching. They received feedback on a 95% PS&E submittal from TxDOT, and the firm is addressing minor comments. They plan to collaborate with the City of Mission on bidding documents.

For the Military Highway design, work cannot commence until both TxDOT and the City sign the Advance Funding Agreement (AFA), executed by the City on January 5, 2026, and sent to TxDOT. Co-Interim City Manager J.P. Terrazas estimated execution may take six to 12 months but hopes it will be finalized next month.

Regarding **Phase III**, Mr. Tijerina reported that for Inspiration Road's 22 parcels, eight have been acquired, three are in negotiations, eight are closing, one is being appraised, and two are in eminent domain. The Military Parkway has 25 parcels on hold until the AFA is signed. New ROW and design Control Section Numbers (CSJs) will require updated appraisals and parcel plats. Mr. Terrazas noted that funding is limited for this project, but the City is seeking assistance from other entities and the MPO. Executive Director Tecló J. Garcia requested a map or site plan marking parcel locations.

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

Chairman Martin Garza recognized Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas said reported that Half Associates has completed the design for this project. He discussed a counter offer with United Irrigation District (UID) for land needed for the expansion, which was rejected. However, UID agreed to let the city use a smaller portion of the land for a lower price.

Half Associates is preparing exhibits for UID Board approval. Instead of purchasing the entire parcel for \$510,987.53, the city will purchase only 50 feet of ROW, which will cost significantly less.

Upon a motion made by Director Burluson and seconded by Director Riddle, the Board unanimously accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized Ruben James de Jesus, P.E. with Melden & Hunt Inc. (M&H) to present on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project aims to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new lift station to reroute sewer discharge into the existing sanitary sewer trunkline along Los Ebanos Road.

Mr. de Jesus updated the presentation with new photos, noting that the wet well has been installed and RDH contractors are currently working on the backflow. The gravity line is 90% complete, and the crew is working on conducting tests on it. This segment is particularly critical due to the embankment adjacent to

the drainage, with some point repairs underway. He highlighted a small red warehouse next to the lift station that will soon be abandoned. The wet well is expected to be completed by the end of the month, with gravity line installation projected by mid-December and testing to wrap up by month's end.

Mr. de Jesus mentioned that the contractor is entering the final phase of the lift station, focusing on the concrete pad and control panels. Mr. Terrazas pointed out that the project faced challenges due to shallow ground conditions and the presence of quicksand.

Upon a motion made by Director Riddle and seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus provided an update on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project is connected to the Tierra Dorada Sanitary Sewer Improvements Project and includes the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. He reported that the design survey is complete and a meeting is being coordinated with AGUA SUD and the City of Mission to discuss connection points. A site assessment on Lift Station #10 has been conducted to determine the placement of the wet well and the re-routing of force mains. Mr. de Jesus plans to submit a design for staff review and comments in February.

Mr. Terrazas noted that Lift Station #10 is a significant facility serving six or seven area lift stations, and growth in the area has led to odor control issues. Due to the wear on from discharge, an upgrade to Lift Station #10 is necessary. Mr. de Jesus will assess the lift station to identify what upgrades are needed, potentially including additional pumps and a new wet well. Chairman Garza inquired whether this would be treated as a new project or an addition to the existing one, to which Mr. Terrazas confirmed it will be an addition.

Mr. de Jesus recommended moving forward with a site plan that incorporates this upgrade into the current project. While the lift station does not need immediate replacement, the rehabilitation plan should start now. This addition would necessitate a Change Order and an amendment to the existing Reimbursement Agreement. Mr. de Jesus also mentioned that he will present cost estimates related to the Lift Station #10 upgrade and current budget status. Chairman Martin Garza emphasized the need to evaluate area growth within each project scope to assess future infrastructure requirements. The agreement with AGUA SUD is in place to reroute some sewage flow to their lift station. Work Authorization #28 and an Interlocal Agreement with the City of Mission regarding passage rates has been established between AGUA SUD and the City of Mission.

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

Mr. de Jesus provided an update on the **Walsh Road Expansion Project**, which involves the design and surveying necessary to extend the road from Perez St. to Frontage Rd., covering approximately  $\frac{3}{4}$  of a mile. The project plans are fully complete, with TxDOT entrance permits and utility permits secured.

The design includes a 60-ft ROW with a 36-ft back-to-back curb section and the appraisal for the remaining ROW in progress. However, the land owner, Mr. Flores, has yet to sign the ROW closing documents due to a family emergency. Mr. de Jesus intends to meet with City staff to initiate the bid letting process as soon as the documents are executed, with advertising for bids expected within 60 days.

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

Mr. de Jesus updated on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements Project**. He noted that due to repairs at Tierra Dorada, Contractor RDH had to reassign some crew members to Bryan Road. De-watering has been ongoing at Glasscock, and they plan to move a second pump to the site now that the gravity line at Tierra Dorada is complete. This will allow them to begin the critical bore installation. If this doesn't start within 60 days, then there will be a delay in expected completion, which is 18 months.

Upon a motion made by Vice Chairman Chapa and seconded by Director Moreno, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza called on Interim Co-City Manager J.P. Terrazas for an update on the **TIRZ Building (1301 E. 8<sup>th</sup> Street) Improvements**. Mr. Terrazas introduced and welcomed Charlie Garcia, Architect with CG5 Architects, who reported on this project. Architect Garcia reported that while there are delays due to elevator materials and plumbing issues discovered during wall openings, the project is progressing. They are working to avoid negotiations with the contractor to keep costs down, and they remain within budget. The contractor has all necessary resources, and the project is expected to be completed within four to five weeks, with 90% already finished pending the elevator's arrival. Chairman Garza requested images of the building's improvements for the next meeting.

Upon a motion duly made by Vice Chair Chapa and seconded by Director Moreno, the Board accepted the TIRZ Building (1301 E. 8<sup>th</sup> Street) Improvements as presented.

**6. Discussion and possible action regarding the engagement of Ricardo Perez Law Firm PLLC for legal services related to bond issuance.**

Executive Director Tecló J. Garcia stated that a bond counsel is necessary for the bond issuance that the TIRZ Board is pursuing. He expressed satisfaction with Attorney Ricardo Perez's previous representation and recommends hiring him for legal bond processing services. Mr. Garcia noted that Mr. Perez's fees would be paid from bond proceeds, and this engagement is under professional services category, eliminating the need for RFQs. Chairman Garza requested that both Mr. Perez and Financial Advisor Colby Eckols attend the next Board meeting to update the Board on the progress of the bond issuance.

Upon a motion made by Director Noel O. Garza and seconded by Director Riddle, the Board unanimously approved the engagement of Ricardo Perez Law Firm PLLC for legal services related to bond issuance.

**7. Discussion and possible action for ratification of the City of Mission's action to extend the TIRZ No. 1 from Year 2030 to Year 2045.**

Executive Director Tecló J. Garcia addressed the expiration of TIRZ #1 in 2030, proposing a 15-year extension to generate more revenue and facilitate future bond issuances. This extension has already been approved by the Mission City Council. Chairman Garza inquired if the Board needed to ratify this action, to which legal counsel Gene Vaughan confirmed it was necessary due to anticipated amendments to the agreement.

Mr. Garcia welcomed Financial Advisor Travis James, who joined via teleconference to discuss the participation rate, suggesting a reduction from 100% to 50%. Mr. Garcia explained that there would be no participation from Hidalgo County, with current tax revenues set at 100% until December 31, 2030. The team determined they could borrow up to \$22 million based on the new participation rate without county involvement. Mr. James noted that further steps would be taken in the next two to three months and that county participation could be requested later, requiring an amendment to the finance plan.

Co-Interim City Manager Andy Garcia raised concerns about the approaching expiration and the impact of growth on levy taxes, emphasizing the need for a plan that maintains values. Executive Director Garcia highlighted the urgency for funding ongoing projects. Secretary Aissa I. Garza, attending via teleconference, noted past efforts to engage Hidalgo County and expressed surprise at the decision not to pursue their participation, requesting an update on those discussions.

Mr. Garcia acknowledged discussions with Commissioner Ever Villarreal, mentioning reservations regarding county participation due to competing TIRZ requests from other cities. The decision was made to move forward without county engagement for now. Secretary Garza pointed out that data showing TIRZ benefits to the county was to be compiled for Mr. Villarreal to address his concerns.

Chairman Garza emphasized the importance of the bond issuance timeline and the financial advisor's recommendation to proceed with the 50% participation from the city. While they would continue to engage with the county, it was crucial not to delay the bond process. He assured Secretary Garza that they would pursue county participation regardless of the percentage. She requested an update at the next meeting on Commissioner Villarreal's concerns, the information provided to him, and the ongoing discussions about county participation.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved the ratification of the City of Mission's action to extend the TIRZ No. 1 from Year 2030 to Year 2045.

At **5:18 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Riddle moved to convene. Motion was seconded by Vice Chair Chapa and approved unanimously.

**8. 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 actions necessary.**

Secretary Aissa I. Garza left the meeting at 5:19 PM.

At **5:28 PM**, Chairman Martin Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Vice Chair Chapa moved to convene. Motion was seconded by Director Noel O. Garza and approved unanimously.

No action was taken.

**9. Discussion and possible action regarding a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction & Drainage Project.**

Exec. Dir. Teelo J. Garcia highlighted that the Bryan Road Reconstruction & Drainage Project is part of the new bond project list the TIRZ is working on securing. The project has already commenced, and a Reimbursement Agreement is necessary for funding; once the bond is issued, the City of Mission will be reimbursed. Co-Interim City Manager J.P. Terrazas confirmed the project's initiation and the need for the agreement.

Chairman Garza asked about the bond issuance, clarifying that the 60-day rule applies to the entity receiving funds, and not the TIRZ, and that it activates upon approval of the Reimbursement Agreement, which is being addressed today. He noted that while the project is outside the TIRZ, it benefits the thoroughfare within its boundary, justifying its inclusion.

The Authority's Legal Counsel Gene Vaughan pointed out a necessary correction on the agreement, stating that the project is "partially within and adjacent to the TIRZ," instead of entirely within it. He also updated the project cost from \$6,205,710.00 to \$6,500,000.00. Co-Interim City Manager Andy Garcia mentioned that another similar project, Taylor Road, will be presented next month.

Subject to the noted corrections, upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction & Drainage Project.

**10. Discussion and possible action regarding the acceptance of General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending December 31, 2025.**

Financial Officer Joe Salazar noted that the Authority has no long-term investments like CDs with the Authority's General Fund; but funds are invested with TexPool, which currently averages 3.96% Yields. For this quarter, a withdrawal of \$200,000 was made to cover expenses, but \$58,978.06 was earned in interest for this quarter. Market Value as of Dec. 31, 2025 was \$1,813,589.

Regarding the Capital Fund, Mr. Salazar noted that two investments matured in October 2025; therefore, no investments are active in the Capital Fund. Interest earned for quarter ending December 31, 2025 was 1,686.81.

Regarding the Debt Service Fund, Mr. Salazar reported that for the quarter ending Dec. 31, 2025, interest earned was \$21,255.76.

There being no corrections or additions, upon a motion made by Director Burlison and seconded by Director Noel O. Garza, the Board unanimously accepted the General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending December 31, 2025.

**11. Acceptance of Unadjusted Financial Reports for November & December 2025.**

Financial Officer Joe Salazar presented the Unadjusted Financial Reports for November & December 2025.

Upon a motion made by Director Burlison and seconded by Director Riddle, the Board unanimously accepted the Financial Reports for the months of November and December 2025.

**12. Approval of invoices for January 2026.**

Upon a motion duly made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously approved all invoices for the month of January 2026 as presented.

**13. Discussion regarding MRA 2026 Board meeting dates.**

Chairman Martin Garza noted new government requirements for Board meeting postings. Legal counsel Gene Vaughan explained that meetings must now be posted three business days in advance, excluding weekends and federal holidays, resulting in extended lead times. This new guideline has caused scheduling conflicts between TIRZ meetings and City Council meetings, which are now held every second and fourth Tuesday of each month. Exec. Dir. Garcia proposed meeting every third Wednesday to minimize these conflicts. Mr. Vaughan added that JGKL LLP, which also represents Weslaco EDC, schedules their

meetings every third Wednesday of each month at the same time. Chairman Garza expressed concern about timing, as some items needing council approval, may be approved ahead of TIRZ approval due to deadlines, which concerns him. A brief discussion followed, but no consensus was reached. This topic will be revisited at the next Board meeting, and no action was taken.

**14. Adjournment.**

As there was no further business to discuss, upon a motion made by Director Riddle and seconded by Director Noel O. Garza, the Board unanimously voted to adjourn the meeting at 6:06 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTICE OF REGULAR MEETING  
AUDIT COMMITTEE  
October 29, 2025 - 2:00 PM  
CITY OF MISSION CITY HALL**

**PRESENT:**  
David Penoli  
Ruben D. Plata  
Dr. Charles Austin  
Efrain Reyna

**ABSENT:**  
Marissa Gerlach

**STAFF PRESENT:**  
Andy Garcia  
Ezeiza Garcia  
Vidal Roman  
Juan Pablo Terrazas

**ALSO PRESENT:**  
Guillermo Reyna

**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, Mr. Ruben D. Plata, Mr. Efrain Reyna, and Dr. Charles Austin. Staff present at call to order included Mr. Andy Garcia, Mr. Juan Pablo Terrazas, Mr. Vidal Roman, and Mrs. Ezeiza Garcia.

Mr. Plata joined the meeting at 2:06 p.m.

**2. Approval of Minutes – October 1, 2025**

Mr. Efrain Reyna moved to approve the minutes presented for the Audit Committee meeting of October 1, 2025. The motion was seconded by Dr. Charlese Austin and approved 4-0.

**3. New Business**

**A. Discussion on Action Items Report**

Mr. Garcia presented and discussed the Action Items Report. He elaborated the approach for permission management regarding Tyler Technologies to focus on the modules not used by individuals and remove them.

Mr. Roman updated the board on the status of the Annual Comprehensive Financial Report for Year 2024.

Dr. Austin discussed (3) three months of working capital. Evaluate status relative to charter.

Mr. Plata added the Finance Department needed assistance in staffing. Both Mr. Penoli and Mr. Plata requested that CRI be onsite to provide recommendations and maintain weekly communication with the Directors.

## B. Presentation of Audit Schedule

Mr. Garcia presented the Audit Schedule, there were modifications to the audit plan.

Mr. Reyna moved to approve the Audit Schedule subject to the modifications discussed. The motion was seconded by Dr. Austin and approved 4-0.

## C. Update on Police Department Audit

Mr. Guillermo Reyna presented an update on the Police Department Audit. He met with Police Command and administrative staff and reported the audit was approximately 65% complete. He provided additional details, including a review of a sample general ledger and meetings with 60 employees, 30 of whom had the highest overtime pay, along with other pertinent information. Mr. Reyna also noted that some items remain pending, such as the purchasing card data.

Mr. Penoli inquired about overtime and whether there were any immediate concerns. Mr. Reyna stated there were none.

## D. Presentation of August 2025 Financials

No discussion.

## E. Presentation of September 2025 Financials

Mr. Garcia presented the September 2025 Financials discussed the reporting of the sales tax. He noted that future reports will include a breakdown taxes receivable into current, delinquent, and sales tax. He also identified several items for review.

Mr. Plata requested a detailed listing of Due To and Due From balances for future reports.

At 4:38 p.m., Mr. Plata motioned to move into Executive Session. The motion was second by Dr. Austin and approved 4-0.

5. Closed Session Pursuant to Local Government Code Section 551.074, The Audit Committee may convene in a closed, non-public meeting to discuss any matters related to appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee. The Audit Committee and its attorney may also discuss such issues with the appropriate staff, including members, to obtain necessary and relevant information so that such discussion is informative and developed.

The Audit Committee will reconvene in open session to take any actions necessary

At 4:55 p.m., Mr. Reyna motioned to reconvene. Motion was seconded by Dr. Austin and approved 4-0.

The motion discussed was to have Mr. Garcia instruct Internal Auditors to postpone all audits for 60 days to allow the Finance Department to focus on completing the Annual Comprehensive Financial Report for Year 2024.

Mr. Plata moved to postpone the audits for 60 days to focus on completing the Annual Comprehensive Financial Report for Year 2024. The motion was seconded by Mr. Reyna and approved 4-0.

6. Date and time of next meeting

Mr. Penoli moved to schedule the next Audit Committee meeting for November 20, 2025, at 2:00 p.m. Motion was seconded by Dr. Austin and approved 4-0.

7. Chairman's comments

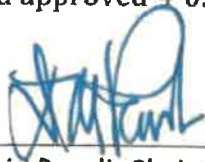
There were no comments.

8. Member's comments

There were no comments.

9. Adjournment

At 5:00 p.m., Mr. Efrain Reyna moved to adjourn. The motion was seconded by Mr. Plata and approved 4-0.



David Penoli, Chairman

ATTEST:



Board Secretary