

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MISSION, TEXAS TEMPORARILY SUSPENDING THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR NEW CAR WASH FACILITIES; DECLARING A MORATORIUM FOR A PERIOD OF ONE HUNDRED EIGHTY (180) DAYS OR UNTIL THE ADOPTION AND IMPLEMENTATION OF UPDATED REGULATIONS; PROVIDING FOR FINDINGS OF FACTS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council of the City of Mission, Texas finds that the City is currently experiencing conditions of water shortage and drought, and

WHEREAS, Car wash facilities are water-intensive uses that may significantly impact the City's limited water supply, and

WHEREAS, the City Council finds it necessary to evaluate, study, and adopt appropriate regulations governing the development, operation, and water usage of car wash facilities to ensure conservation of water resources and protection of public health, safety, and welfare, and

WHEREAS, the City requires sufficient time to develop and implement such regulations, including but not limited to standards for water usage, recycling systems, location requirements, and operational controls, and

WHEREAS, allowing the continued acceptance and approval of new car wash facilities/developments during this period could undermine the City's ability to effectively manage water resources;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS THAT:

SECTION 1. FINDINGS OF FACT

The recitals set forth above are hereby incorporated as findings of fact as it fully set forth herein.

SECTION 2. MORATORIUM IMPOSED

A temporary moratorium is hereby imposed on the acceptance, processing, review, and approval of:

- Site plans
- Building permits

For any new car wash facility within the City limits or extraterritorial jurisdiction (if applicable).

SECTION 3. DURATION

This moratorium shall remain in effect for:

- One hundred eighty **(180) days** from the effective date of this ordinance, or
- Until such time as the City adopts and implements revised regulations governing car wash facilities,

whichever occurs first. The City Council may extend this moratorium if necessary, in accordance with applicable law.

SECTION 4. APPLICABILITY

This moratorium shall not apply to:

- Existing legally established car wash facilities, provided that such businesses do not expand or change their use during the moratorium period

SECTION 5. STUDY AND REGULATIONS

During the term of this moratorium, the City shall:

- Conduct a comprehensive review of water usage impacts associated with car wash facilities
- Develop and consider regulations addressing water conservation measures, including recycling and reuse systems
- Evaluate zoning and land use compatibility
- Propose and adopt appropriate amendments to the City’s Code of Ordinances

SECTION 6. SEVERABILITY

If any provision of this ordinance is held to be invalid or unconstitutional, such holding shall not affect the validity of the remaining provisions.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and approval, as allowed by law, due to the urgent need to protect the City’s water resources during ongoing drought conditions.

PASSED, APPROVED, AND ADOPTED THIS 24TH DAY OF MARCH, 2026,
at a regular meeting of the City Council of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

CeCC

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney