CITIZEN'S ADVISORY COMMITTEE
March 26, 2026
Regular Meeting

Members Present	Member Absent	Staff Present
Lorenzo Garza-Chairman	Clarisa Y. Rios	Michael Elizalde
Emigdio Villanueva Jr. -Vice Chairman	Marsha Terry	Esther Rivera
Roxanne Mendez	Berenice Gonzalez	Martha Lopez
Zoreida Lopez		Monica Gonzalez
Ruben Davila Lozano		
Monika Rosales-Flores		

Call Public Meeting to Order and Establish Quorum
The meeting was called to order by Chairman Garza at 5:32 p.m. Roll was taken by Ms. Rivera, who reported that six members were present. With a quorum established, the meeting proceeded as scheduled.

Citizen Participation
Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Presentation on the Needs of the City for Annual Action Plan FY2026-2027
Chairman Garza opened the discussion by welcoming those present and thanked each of them for their interest in serving the City of Mission through the vast services their agencies provide. Chairman Garza then began the presentations with Public Service Agencies.

A. Amigos Del Valle, Inc. – Ms. Evelyn Rodriguez presented on the organization's services and their agency request of $50,000 which would serve 31 citizens in mission, which is over 7,700 home delivery meals. Currently servicing 16 clients over the $30,000 received previously. 441 on the waiting list for services.
B. Affordable Homes of South Texas, Inc.- Ms. Janie Vela presented the organization's services and its request for $200,000 for first-time homebuyer's assistance program. 12 newly constructed homes at the Speedy Trail Neighborhood. $108,000 will go to assisting low-mod income families while the remaining would be used for administration.
C. C.A.M.P University- Ms. Voss presented the organizations services and its request for $8,000 to serve 9 adults with intellectual and developmental abilities.
D. Court Appointed Special Advocates (CASA) of Hidalgo County- Ms. Stephanie Vandever presented the organization's services and its request for $5,000 to be able to support partial salaries, fringe benefits and other expenses generated in servicing 23 abused and/or neglected children.
E. HOPE Family Health Care- Ms. Esther Rivera, city staff provided an overview of the request on the agency's behalf due to their absence. She explained the services the agency provides and their request for $7,000 to support medical and counseling services to 12 uninsured lo-mod income families.
F. Comfort House Services, Inc.- Mr. David Perez provided an overview of the services the organization provides and their request for $5,000 to serve 5 terminally ill patients with 24-hour palliative care.
G. LRGVDC Aging and Disability Resource Center- Mr. Rolando Flores provided an overview of the services the organization provides and their request for $30,000 which would assist 30 low-mod income and/or disabled residents within health maintenance services.
H. LRGVDC Area Agency and Aging- Mr. Rolando Flores provided an overview of the services the organization provides and their request for $30,000 to assist 30 seniors with health maintenance and minor residential repairs (ADA compliant).
I. Silver Ribbon- Ms. Dee Ochoa provided an overview of the services the organization provides and their request for $8,000 to assist 20 elderly and persons with disabilities with the cost of rent, house deposits, utilities, and purchase of essential durable medical equipment.

Chairman Garza then began the presentations for City Departments.

J. Mission Fire Department: First Aid/Triage Trent Project - Fire Chief Mike Silva introduced Deputy Chief Douglas Williams who would be presenting. Mr. Williams provided an overview of the department's needs and project requests. The request of $88,169.33 would be used to purchase a Rapid Deployment Shelter to be used at emergency scenes as needed.

K. Mission Fire Department: Hoses- Deputy Chief Williams provided an overview of the department's needs and project request. The request pf $128,690 would allow the purchase of fire hoses for 4 Engines to replace 25+ year old houses that are approaching end of life.

L. Mission Fire Department: Hoses- Fire Marshal Frank Cavazos provided an overview of the department's needs and project requests. The request of $17,046.62 would allow the purchasing of 7Fire Investigator PPE gear that would prevent exposure to harmful contaminants on field investigations.

M. Mission Parks and Recreation: Astroland Park Rocket Ship Playscape- Mr. Pete Lopez provided an overview of the department's needs and project request. The request of $297,949.40 would allow the purchasing of 2 ADA compliance playscapes at Astroland Park.

N. Mission Police Department Youth Recruits- Corporal Virgina Passamentt provided an overview of the department's needs and project request. The request of $25,000 would allow the support of the youth recruits program by proving essential supplies to the registered members.

O. Mission Public Works Lift Stations- Mr. Edgar Gonzalez provided an overview of the department's needs and project request. The request of $250,000 will allow the reconstruction of 2 lift stations to improve necessary aged infrastructures.

P. Mission Community Development Department (Housing Assistance Program)- Mr. Elizalde provided an overview of the department's needs and project request. The request of $240,000 would allow the department to do one reconstruction, two rehabs and a vehicle for the department.

Q. Mission Community Development Department (Salaris/Dept. needs)-Mr. Elizalde provide and overview of the department's needs and project request. The request of $194,080.88 would allow staff salaries and day-to-day needs.

Closing Public Hearing and Open Regular Meeting.

Chairman Garza motion to close the public hearing and open regular meeting. Vice chair Villanueva motions, and Ms. Mendez second. (6-0)

Citizen Participation

Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Discussion and Recommendation to Approve Minutes for Regular Meeting Held on February 25,2026.

Vice Chairman Villanueva asked the members if they had reviewed the minutes of the Public Hearing/Regular Meeting held on February 25,2026. Following a brief discussion, Chairman Garza requested a motion for approval. Vice chair Villanueva moved to approve the minutes as presented, and Ms. Lopez seconded the motion. The motion carried unanimously (6–0).

Other Business

A. Progress Report: CDBG- February

Ms. Rivera presented the February unofficial CDBG Expenditure Progress Report, providing updates on funded agencies, housing activities, administrative costs, and City department expenditures. She reported that Amigos Del Valle had expended 44% of its funds, while Silver Ribbon reported 12% in expenditure. Area Agency on Aging and Disability had no expenditure for the month of February; however, expenses have since been submitted and are expected to reflect 13% in the next report. Comfort House submitted expenses for October and November, which will appear in next month's report. CASA has fully exhausted its funds. Ms. Rivera also reported that City departments have not expended any funds at this time due to procurement policies and pending purchase order approvals. Additionally, she discussed the two rehabilitation homes currently being assisted through the program this year. Staff is in the process of recertifying the applicants to ensure they continue to meet eligibility requirements. She further reported that Public Administration expenditures are currently at

30%. Following a brief discussion, Chairman Garza called for a motion to approve the February CDBG Progress Report as presented. Vice Chairman Villanueva made the motion for approval, and Ms. Mendez seconded. The motion carried unanimously, 6–0.

B. CDBG Week (April 6-10,2026) and Fair Housing Month

Mr. Elizalde informed the committee about CDBG Week, and the proclamation presented during the City Council meeting.

Citizen's Advisory Committee Member/Director Comments.

A. Chairman's Comments

Chairman Garza thanked everyone for a productive meeting and stated he had no further comments at this time.

B. Committee Member's Comments

No comments were made by the committee members.

C. Director's Comments

Mr. Elizalde thanked the committee for their hard work and dedication, acknowledging the effort they continue to put into serving the community.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Ms. Lopez moved to adjourn, and Ms. Mendez seconded the motion. The motion carried unanimously (6–0), and the meeting was adjourned at 8:35 p.m.

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Lorenzo Garza, Chairman

CITIZEN'S ADVISORY COMMITTEE
April 29, 2026
Regular Meeting

Members Present
Lorenzo Garza-Chairman
Emigdio Villanueva Jr. -Vice Chairman
Roxanne Mendez
Zoreida Lopez
Ruben Davila Lozano
Marsha Terry
Berenice Gonzalez

Member Absent
Monika Rosales-Flores
Clarisa Y. Rios

Staff Present
Michael Elizalde
Esther Rivera
Martha Lopez

Call Public Meeting to Order and Establish Quorum
The meeting was called to order by Chairman Garza at 5:31 p.m. Roll was taken by Ms. Rivera, who reported that seven members were present. With a quorum established, the meeting proceeded as scheduled.

Citizen Participation
Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Presentation on the Needs of the City for Annual Action Plan FY2026-2027
Chairman Garza opened the discussion pertaining to Annual Action Plan presentation. Mr. Elizalde began the presentation to provide an overview of the needs of the City and informed members of the notification from HUD of its FY26-27 funding allocations in the amount of $889,523. Mr. Elizalde expressed that the department received a total funding request of approximately $1.5 million from public service agencies, interdepartmental requests, and program administration. Chairman Garza entertained any questions from committee members. Ms. Zoreida Lopez inquired about how clerical staff pay rates are reviewed and administered. Mr. Elizalde informed the members that staff rates are currently being evaluated across nearby communities for comparable duties and pay. Any recommended changes to staff compensation would be recommended based on merit and comparable analysis. With no further comments or questions, Chairman Garza requested a motion to close public hearing at 5:41pm. Ms. Mendez moved to close public hearing and Vice Chairman Villanueva seconded the motion. The motion carried unanimously (7-0)

Call Public Hearing Open Workshop Meeting
The meeting was called to order by Chairman Garza at 5:41pm.

Citizens Participation
Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Presentation on the Needs of City for Annual Action Plan FY26-27
Mr. Elizalde began the presentation by explaining the total amount available to be allocated to projects for FY26-27. He explained that the HUD allocations was approved for $889,523 and had Program income FY25-26 recaptured in the amount of $67,530; and estimated reprogrammed funds from FY25-26 in the amount of $13,351.38 for a grand total available of $970,404.38. Mr. Elizalde provided an overview of staff and Director allocation recommendations, which included $58,000 for public services, $493,736.62 for interdepartmental requests, and $418,667.76 for program administration and Housing Assistance. After discussing project requests and allocation recommendations, Mr. Elizalde informed members that it will be the recommendation to identify secondary projects during the AAP publication if in the scenario that primary projects are unable to be completed or face unforeseen barriers. Mr. Lozano recommended using the secondary projects to consider some of the prior agencies who have raised concerns for project management such as Affordable Homes of South Texas, Inc. After discussion, the committee chose to vote with a hand vote to determine the recommended funding amount to AHSTI. The consensus was agreed to

recommend funding to AHSTI in the amount of $40,000. The final recommendations of CAC members was as follows: Amigos Del Valle: $ 35,000; CAM.P University: $8,000; C.A.S.A. of Hidalgo County, Inc. $44,000; Comfort House Service Inc. $5,000; HOPE $7,000; LRGVDC-Aging & Disability Resource Center $44,000; LRGVDC Area Agency on Aging $5,000; Silver Ribbon Community Partners $3,000; Mission Fire Department Fire Aid Triage Tent $0.00; Mission Fire Department Fire Hose $128,690; Mission Fire Department Prevention Protection Gear $17,046;Mission Police Dept. Police Youth Recruits Program $16,000; Mission Park and Rec. Dept. Astroland Park (Playscape) $0.00. Housing Assist Program $$253,588.38, and Program Administration $194,080. Motion Villanueva recommended approval as presented, Ms. Mendez seconded. (7-0)

Citizens' Advisory Committee Members/Director's Comments:

A. Chairman's Comments

Chairman Garza thanked everyone for a productive meeting and stated he had no further comments at this time.

B. Committee Member's Comments

Vice Chairman Villanueva thanked everyone for participation and recalled a concern for the safe haven homes and to ensure the city does not let the homes deteriorate before selling. Ms. Mendez raised concerns about major flooding yesterday near Lions Park, which was reported to have been caused by a line break but has now been repaired. Ms. Lopez had no comments. Ms. Terry mentioned and invited members to an upcoming Gala for her Leadership Mission Class. Mr. Lozano mentioned the need to look more into using contingent projects as means of presenting projects to awards. Ms. Gonzalez had no comments.

C. Director's Comments

Mr. Elizalde thanked the committee for their hard work and dedication, acknowledging the effort they continue to put into serving the community.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Ms. Mendez moved to adjourn, and Ms. Lopez seconded the motion. The motion carried unanimously (7–0), and the meeting was adjourned at 7:15 p.m.

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Lorenzo Garza, Chairman

MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
February 26, 2026

Commission-Present	Staff Present
Polo Garza-Chairman	**Noemi Munguia-HR Director**
Memo Delgadillo-Vice Chair	**Rey Perez- Asst Chief of Police**
Robert Pena-Member	**Mike Silva-Fire Chief**
	Jesse Lerma Jr-CS Director

Call to Order
Mr. Polo Garza called the meeting to order at 8:15 a.m.

Roll Call
All present

Pledge of Allegiance
Mr. Garza led the Pledge of Allegiance

Approval of Minutes-January 9, 2026
Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Mission Police Department Entry Level Scores and the Creation of a New Eligibility List
Mr. Lerma advised the Commission that they held the exam on February 18, 2026. They had 38 applicants with 34 showing up, 30 passed and 4 failed. Mr. Lerma advised the Commission that the ones that passed would proceed to the physical agility next weekend to continue the hiring process. After a brief discussion, Mr. Delgadillo made a motion to approve the scores as presented and to create the new list. Mr. Pena seconded the motion. Motion was approved unanimously.

Pending Business
No pending business

Adjourn
Meeting was adjourned at 8:30 a.m.

PLANNING AND ZONING COMMISSION
MAY 06, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Irene Thompson	Steven Alaniz	Gabriel Ramirez	Juan Jose De La Rosa
Diana Izaguirre	Raquenel Austin	Susie De Luna	Norma B. De La Rosa
Kevin Sanchez		Xavier Cervantes	Maria E. Salinas
Connie Garza		Alex Hernandez	Noralinda G. Garza
David Villarreal		Ana Bazaldua	Robert D. Russell
			Curtis Whatley
			Noe Salinas
			Julian Arellano
			Victor Gutierrez
			Ernie Villarreal
			Francisco Rios
			Marialoe Hinojosa
			Virgilio Cantu
			Jesus Molina
			Nora E. Ayala

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 APRIL 15, 2026
Chairwoman Izaguirre asked if there were any corrections to the minutes for April 15, 2026. Ms. Austin moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.
Ended: 5:36 p.m.
Item #2
Rezoning:

Being Lot 1, Block 4,
Bryan Park Addition Subdivision
This property is located along the East side of Bryan Road approximately 1,500 feet North of U.S Business 83.
R-2 to C-1
Noralinda Gonzalez Garza

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") to develop an office complex. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres). The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West. The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West. 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 staff finds the area to be in transition to light commercial uses. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval.

5:33 Mr. Sanchez withdrew from voting due to conflict of interest.

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

Mr. Juan de la Rosa at 1303 Claiborne Street. Expressed his concern in regards of the buildings being 2-3 stories high and having the possibility to looking down inside his yard

Mr. Cervantes stated that due to size of the property amongst parking and landscaping the a has stated that because the property is so small, and because of the parking and landscaping requirements, only a one-story office building could be accommodated in the property based on the size.

Mr. Juan de la Rosa stated if it was projected to be a just a flat building. One story. He wouldn't be opposed to that.

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

Mr. Curtis Whatley at 1400 North Bryan Road, he expressed concern about the abandoned portion on Bryce Road and the access to the power transformers and the service access. As well as paving and flooding due to previous history of those areas to be known as flood zones.

Mr. Whatley also expressed concern regarding the final use of the office building showing concern regarding the building being used as a Medical Office building and the high volume of traffic that those establishments bring a long during business hours.

Mr. Cervantes explained to the board that citizens concerns are not taken lightly and the residents are invited to attend planning meetings with engineers and project developers to express any questions and concerns regarding the project.

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

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

Started: 5:36 p.m.
Ended: 5:40 p.m.
Item #3
Rezoning: **being the East of 134' of Lot 9 and the East of 146.8' of Lot 10, Block 113, Original Townsite of Mission, This property is located along the West side of Mayberry Road approximately 100 feet South of 8th Steet, R-1 to C-1**
Juan Arellano and Noe Salinas

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") to develop an office complex. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres). The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West. The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West. 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 staff finds the area to be in transition to light commercial uses. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. 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. Ms. Thompson 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 being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously. 5:33

Started: 5:41 p.m.
Ended: 5:43 p.m.

Item #4

Rezoning: **Being the North 5.539 acres and forming a part of a 9.04 acre Lot 14, Block 4, Mission Groves Estates Subdivision, This property is located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83, AO-I – R-1**
LLAAG, LLC c/o Lyonel A. Adame Garza

The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family subdivision development. The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request. The tract of land has 5.539 acres in area and measures 318 feet along Moorefield Road and has a depth of 779 feet. The surrounding zones are Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West. The surrounding land uses are apartments and single-family homes to the North, and single-family homes to the East, South and West. The Capricorn Phase 2 single-family subdivision is proposed at the site and will connect to Capricorn Phase 1 that was developed just North. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 30 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of 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 questions.

There was none.

There being no further discussion, Chairwoman entertained a motion. Ms. Thompson moved to approve the Conditional Use Permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.
Ended: 5:51 p.m.
Item #5

Rezoning: **Being the South 2.85 acres out of Lot 39 Bell-Woods Company's Subdivision "C" This property is located along the West Side of Compton Road approximately 1,255 feet**

North of Mile 2 Road,
R2 – R-1T
Aaron Balli

Due to changing market conditions, the applicant is requesting to rezone the subject property located along the West side of Compton Road from Duplex-Fourplex Residential District ("R-2") to Townhouse Residential (R-1T) District to develop a townhouse subdivision. The tract of land measures 180.97 feet along Compton Road and has a depth of 666 feet for a total acreage of 2.85 acres. The property was zoned Duplex-Fourplex Residential (R-2) District on June 24, 2024. The surrounding zones are Agricultural Open Interim (AO-I) District to the East and South, Duplex-fourplex Residential (R-2) District to the West and Single-family Residential (R-1) District to the North. The surrounding land uses are a fourplex apartments subdivision to the West and agricultural land to the South and East. The Bellwood Manor single-family subdivision is under construction to the North. The Future Land Use Map shows the property designated for low-density residential uses. Staff believes that the area is in transition to higher density residential uses. Notices were mailed to 16 surrounding property owners. Planning staff received no phone calls
in opposition to the rezoning. Staff recommends approval.

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

There was some.

Mr. Salinas, a resident out of 3318 Compton Drive, stated her concerns being damages to the agriculture and the exit and entry to the development plan presented. Her acres are directly in front of the mentioned rezoning and she requested in depth explanation of who will be covering the expenses of developing the land as far as water lines, electrical cabling and all the resources and utilities developing land requires.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza questioned the entrance to the property and to what Mr. Cervantes replied the entry would be Compton Drive; Ms. Garza then questioned how many units are projected from this development.

Mr. Cervantes confirmed there was no set layout as of yet, however they are capped at 30 Town Homes due to the entry via Compton Drive only permitting only for low flow of traffic.

Ms. Thompson stated her concerns are in regards to traffic on Compton Drive as it is very narrow.

Ms. Cervantes stated all matters concerning streets will be brought up before the corresponding committees and development groups that will be involved with the project.

There being no further discussion, Chairwoman Izaguirre entertained a motion Ms. Thompson moved to approve the ordinance amendment. Mr. Villarreal seconded the motion. Upon a vote, Ms. Garza voted nay. The motion passed in a 4-1 vote.

Started: 5:51 p.m.
Ended: 6:03 p.m.
Item #6
Conditional Use Permit: **To place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex- Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21- 3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Ernie Villarreal, PMSI Inc. Project Manager**

Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy. According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades. A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms. No parking spaces will be lost as a result of this request. The building permit for the Vanguard Academy School along N. Stewart Road was issued on March 16, 2026. Once the school is operational, all the portable buildings at the church property will be removed. Staff recommends approval of the request, subject to: 1. The permit is for two years.
2. The applicant must obtain all necessary permits and approvals prior to the use of the property

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

There was some.

Ms. Marilae Hinojosa Diaz, resident at 1104 Burney Dr. expressed her concern in regards to her property and her neighbors being near the properties owned by the Vanguard development and there being restriction or obstruction due to the lack of an alley way.

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

Mr. Ernie Villarreal representative of Vanguard Academy and project manager, stated that there was not going to be an alley way, however he stated that the portable buildings will not be obstructing anyone's property, since they would be placed in an area that does not restrict anyone from having access to their property. Mr. Villarreal furthermore elaborated in regards to the portable building just being a temporary as the school is actively being built and all students will be transferred to the new facility in the near future.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza wanted confirmation from the previous meetings in regards to traffic not affecting the neighboring residents.

Mr. Cervantes reassured Ms. Garza that all precautionary measures have been taken into consideration and implemented so that Vanguard Academy continues to operate in a way that no neighboring resident is affected by their traffic. All drop-off and pick-up are conducted within the parking lot area of El Divino Redentor.

Ms. Nora Ayala resident from 1102 Burney Drive, voiced her concerns regarding the potential restriction of access to her backyard, which she uses to park her car.

Chairwoman Izaguirre reassured Ms. Ayala that no buildings will be placed behind any of the near by residences and no obstruction will be caused.

Mr. Cervantes stated that this is only temporary and no buildings will be affecting her of her neighbors.

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

Started: 6:03 p.m.
Ended: 6:04 p.m.
Item #7
Conditional Use Permit: **A Restaurant in a Neighborhood Commercial (C-2) District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, VEX Kitchen, LLC, c/o Victor Gutierrez**

The subject site is at the southeast corner of Mayberry Road and E. 1st Street within a small commercial plaza. Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit by the City Council. The applicant is proposing to open a Mexican Restaurant. Access to the site is off Mayberry and East 1st Street, through an existing 24-foot driveways. The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year. The hours of operation are as follows: Monday – Sunday from 7:00 a.m. to 11:00 p.m. Staff: 7 employees per shift Parking: There are a total of 64 seating spaces proposed, which require 21 parking spaces (64 seating spaces/3 = 21.3 parking spaces). It is noted that parking is held in common; there are 17 parking spaces that are shared with the other business within the commercial plaza. The applicant will need to reduce the number of seating spaces by 13 in order to comply with the parking requirements. The applicant will need to comply with the landscaping requirements. 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. Staff notes that there have been no incidents reported to the Police Department. 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 conditional use permit with the conditions listed below: 1. 2-year revaluation in order to continue to assess this new operation. 2. Must comply with all City Codes (Building, Fire, Health, etc.). 3. Acquire a business license prior to occupancy. 4. CUP not to be transferable to others. 5. Hours of operation: Monday – Sunday from 7:00 a.m. to 11:00 p.m.

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

Started: 6:03 p.m.
Ended: 6:04 p.m.
Item #8

Conditional Use Permit Renewal:	**A Home Occupation for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Robert D. Russell**

The subject site is located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant would like renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tabacco, and Firearms for his Federal Firearms license. The applicant's home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant is the only person operating the business and there is no advertising on the premises. The proposed gun sales are strictly via online sales and by appointment only; walk-ins are not welcome but may happen on occasion. The applicant makes the majority of his sales at Gun Shows. The applicant's home has an alarm system, and the firearms are safely stored in a safe. The applicant has informed staff that although he has not made any sales in the past year, he would like to keep his license current. Staff notes that during his CUP tenure there were no complaints filed with staff nor the police department. The P&Z Commission has seen and approved a similar request for 2706 E. 28th Street. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirement 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. 3-year approval to be in alignment with the ATF license with the understanding that the permit can be revoked due to non-compliance. 2. Compliance with Section 1.56-1 (Home

Occupations) of the Zoning Ordinance 3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 4. CUP is not transferable to others

There being no further discussion, Chairwoman Izaguirre entertained a motion Ms. Garza moved to approve the request. Mr. Sanchez seconded the motion. The motion passed unanimously.

Started: 6:04 p.m.
Ended: 6:05 p.m.
Item #9

Conditional Use Permit Renewal:	**The Sale & On-Site Consumption of Alcoholic Beverages – Han's Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D The BAB, LLC, c/o Junduck Han**

The subject site is located at the northeast corner of Shary Road and 6th Street. Per the 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 1,488 square foot suite within a commercial plaza for a Japanese Cuisine Restaurant. Access to the site is off East 6th Street, through an existing 24-foot driveway This business has been in operation since May 2018, and the applicant would like to continue to offer alcoholic beverages with their meals. The last conditional use permit approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was approved by City Council on June 21, 2022, for a period of 4 years. The hours of operation are as follows: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m., Closed Sundays Staff: 4 employees Parking: There are a total of 26 seating spaces available, which require 9 parking spaces (26 seating spaces/3 = 8.6 parking spaces). It is noted that parking is held in common; there are 56 parking spaces that are shared with the other businesses within the commercial plaza. 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 is residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. 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. Staff notes that there have been no incidents reported to the Police Department. 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 conditional use permit renewal with the conditions listed below:
1. Life of Use, with the understanding that the conditional use permit can be revoked due to noncompliance. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes. 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others. 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Hours of operation: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m. Closed on Sundays.

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

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.

Started: 6:05 p.m.
Ended: 6:07 p.m.
Item #10
Site Plan Approval: **Construction of a Multi-Tenant Building named The Mix, on Lot 1, Blk 2, Santa Lucia Subdivision, located at 2509 Colorado Street. MDM Real Estate Dev., LLC.**

The property is located at the Northwest corner of Taylor Road and Colorado Street. This site will have access from Taylor Road and Colorado Street, both being public streets and retrofitted and prepped to fit existing thru traffic lanes, curb and gutters, drainage, and utilities. This project will be built in a C-3 (General Business) 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 proposed building will have a maximum height of 24' and will meet all the setback requirements set forth on this plan. The structure will be a 2 story structures with 14 suites on the first floor and an additional 8 suites on the second floor for a grand total of 22 suites. The site has 51 existing parking spaces (2 being handclapped) available complying with the minimum number of paved, off-street parking spaces for this project. 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. The site has existing landscaping and lighting which is compliant with subdivision ordinances and regulations therefore no additional requirements will be imposed other than maintenance and upkeep of this section.

Staff recommends approval of the Site Plan as submitted Chairwoman Izaguirre asked if there was any input in favor or against the request.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously.

Started: 6:07 p.m.
Ended: 6:07 p.m.
Item #11
Single Lot Variance: **A 0.14-acre tract of land, being the North 125 feet of the East 50 feet of Lot 6, Mission Acres Subdivision, located at 1523 Green Lawn Drive. Jose G. Villarreal**

This property is located along the South side of Green Lawn Street intersecting Truman Street approximately 300 feet West of Washington Avenue. The land measures 50 feet wide by 125 feet in depth, being a 0.14-acre tract of land out of Lot 6, Mission Acres Subdivision per map records. The owner proposes to build a commercial building on this currently vacant land zoned for general business (C-3). A building permit will be requested separately and apart from and upon approval from this single lot variance request. This site has frontage to Green Lawn Drive and access to all city utilities and services to include street lighting (NE corner/intersection), fire hydrants (East side of lot), and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Site Plan Approval shall be required prior to any issuance of permits including signage. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval. Staff recommends approval of the Site Plan as submitted Chairwoman Izaguirre asked if there was any input in favor or against the request.

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.

ITEM#12
ADJOURNMENT

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

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

SPEER MEMORIAL LIBRARY BOARD

The Speer Memorial Library Board met for its regularly scheduled meeting on March 10th, 2026, at Speer Memorial Library.

A. **Call to order**

The Meeting was called to order by Cynthia Leon at 5:20 p.m. Attendance was taken.

Present:	**Absent:**
Cynthia Leon	
Rose Mary Gallagher	
Elizabeth Garza	
Perri Ann Huntley	
Mayra Rocha	
Jeff Taylor	
Lina Cruz	

Library Staff Present:
Yenni Espinoza, Library Director

1. **Approval/Disapproval of Absences**

There was no need for approval or disapproval of absences, as everyone was present.

2. **Board Minutes**

Cynthia moved to approve the minutes as presented for the December 9th, 2025, Speer Memorial Library Board Meeting. Lina seconded the motion, and the motion passed unanimously.

3. **Treasurer's Report**

Jeff presented the treasurer's report and confirmed that the library currently has a remaining balance of $610.45 in the MacDonald Investment Interest Account and $5 in the MacDonald Investment Account. He clarified that the Shush booths have already been purchased and delivered, and that the remaining funds are available because the booths were discounted at the time of purchase.

It was noted that the $610.45 is not restricted and may be used to purchase any items the library may need to support its services. At this time, no specific purchases have been determined, and the group will discuss potential uses for the remaining funds in a future meeting. Perry Arrived

B. Routine Business

4. HCLS

Mayra outlined several concerns involving the McAllen and Edinburg libraries. Both libraries recently separated from the county's unified library system, and they are now requesting increased funding from the county. This request disrupts the county's usual method of distributing funds evenly among all libraries. As a result, the county will allocate slightly more funding to the McAllen and Edinburg libraries this year, though not the full amount they requested.

Mayra also highlighted challenges that patrons may face due to the current system requiring multiple library cards. Now because the McAllen and Edinburg libraries operating independently, users must maintain separate cards instead of having a single card that provides access to all libraries in the county.

5. Librarian's Report

Yenni Espinoza informed the Board members with the monthly reports for January and February. She highlighted the numerous library activities held across all departments, including the Author's Con event, which welcomed more than 3,000 attendees. She also noted that planning is already underway for next year's event and discussed the potential benefits of establishing it as a nonprofit. Additionally, Yenni provided an update on the upcoming "Día de los Niños" celebration, mentioning that several young authors will be participating as special guests."

C. Any Discussion or Action on Board Items-

There is no discussion on board items.

D. Unfinished Business –

There is no unfinished business.

E. New Business –

Yenni Espinosa informed members that there is a required document that must be signed for a state report in order to meet state requirements for receiving grants, discounts, and other benefits for the library.
Yenni made a motion to approve application for accreditation and affective library systems. Mayra Rocha seconded the motion. The motion was passed unanimously.

F. Announcements or Remarks

Yenni announced that the upcoming Story Walk Unveiling at Lions Park will take place on March 17th at 1:30 p.m. She explained that the Story Walk is an extension of the library designed to promote literacy, and that all-inclusive park is the ideal location for this purpose. The Story Walk will feature children's book stories, along with a scannable QR code that allows visitors to listen to the story to support accessibility and inclusivity. Yenni also noted that a committee needs to be formed to select the stories to be featured, with at least one member coming from the Board. Further discussion, including the appointment of a Board representative to the Story Walk Committee, will take place at the next meeting.

G. Adjournment

Elizabeth Garza made a motion to adjourn the meeting, and Mayra Rocha seconded the motion which passed unanimously. Cynthia Leon adjourned the meeting at 6:07 p.m.

Library Board Secretary Rose Mary Gallagher Date 5-19-26

(Rose Gallagher)

Minutes

TRAFFIC SAFETY COMMITTEE
Thursday March 19, 2026 12:00 Noon
Mission Police Department – Conference Room
1200 E. 8th Street
Mission, Texas 78572

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	GUESTS PRESENT
Orlando Barrera	Gilbert Salinas	Chief Rodriguez	Lisa Tovar
Luis Dovalina	Luis Moreno	Maribel Castellanos	Maria Alcantar
Apolinar Solis	Rodolfo Treviño	Edgar Gonzalez	Erica Garcia
Manuel Salinas		Cpl. Victor Arispe	Samantha Martinez
		Milly Perez	

Call To Order

With a quorum being present, Mr. Luis Dovalina called the Regular Meeting to order at 12:04 p.m.

Invocation

Mr. Apolinar Solis led the Invocation

Pledge of Allegiance

Mr. Luis Dovalina led the pledge of allegiance.

Citizens' Participation

Mr. Luis Dovalina asked if there was any citizen's participation.

There was none.

Approval of Minutes for Thursday, January 22, 2026

Mr. Luis Dovalina asked if there were any corrections to the minutes. Mr. Apolinar Solis moved to approve of the minutes as presented. Mr. Orlando Barrera seconded the motion. Upon a vote, the motion passed unanimously.

New Business

Item 1.1 Discussion and possible action on placing speed humps on Ramirez Lane and Francisco Avenue (tabled item)

Due to couple of accidents and people speeding by Ramirez Lane, Traffic Safety Board recommended a survey be done. Board asked Mrs. Maria Johnson Alcantar the time that she prefers the survey and she said morning around 8 am and after school around 4:00 pm. Based on the survey, the Board recommended rumble sticks for Ramirez Lane and hope that it brings attention to the people speeding and hopefully slow down. There being no further discussion, Mr. Luis

Dovalina entertained a motion for the installation of rumble sticks on Ramirez Lane and Mr. Apolinar Solis seconded the motion. Upon a vote, the motion passed unanimously.

Item 1.2 discussion and possible action on the placing of speed humps on Pamela Drive.

Mr. Luis Dovalina asked the Board after reviewing the survey that was included in the package if they all agreed that speed is a factor based on the facts of the survey, everyone agreed. Mrs. Erica Garcia explained that she is mostly worried about kids playing outside, especially one that has autism and he always walks outside with his dad. People speed mostly at night. There being no further discussion, Mr. Manuel Salinas entertained a motion for the installation of speed humps on Pamela Drive and Mr. Orlando Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Old Business

Mr. Luis Dovalina asked if there was any old business.

There was none.

Adjournment

There being no further discussion, Mr. Luis Dovalina entertained a motion to adjourn. Mr. Apolinar Solis seconded the motion. Upon a vote, the meeting was adjourned at 12:47 pm.

Cesar Torres, Chief of Police