



MINUTES

PRESENT:

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

ALSO PRESENT:

Iris Iglesias
Dolores Reyna
Brenda Enriquez
Abel Bocanegra
Lin-Lan
Chris Jenkinson
Beto De La Garza
Nancy Longoria
Gracie Saenz Reyna

ABSENT:

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Assistant City Manager
Teclo Garcia, MEDC CEO
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Xavier Cervantes, Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Edgar Gonzalez, Engineer
Cesar Torres, Chief of Police
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director
Michael Fernuik, Golf Director
Judith E. Garcia, Deputy Media Relations Director
Sydney Hernandez, Media Relations Director
Humberto Garcia, Media Relations
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Noemi Munguia, Human Resources Director
Antonio Moctezuma, Police Officer
Rey Medrano, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:38 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Jessica Ortega led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

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

PRESENTATIONS

1. Presentation of Sharyland ISD Chess Club - Hernandez

Sydney Hernandez, Media Relations Director, introduced the Sharyland ISD Chess Club. Members of the Chess Club were recognized for their outstanding achievements at the Super Nationals Chess Tournament in Orlando Florida. This elite competition brought together the best student players from across the country, from Kinder through 12th grade. Several of our local teams and students ranked in the Top 20 nationally in their divisions, and one student from Sharyland ISD was named the National Champion.

2. April Employee of the Month - Munguia

Noemi Munguia, Human Resources Director, recognized Magaly Garcia, as the Employee of the Month for the Month of April. Ms. Garcia was nominated by Keyla Lopez, Reference Librarian. Magaly had been a part of the Speer Memorial Library team for six years, and for the last two, she's led the Teens Division with heart and creativity. Most recently, she led a Teen Tech Fair during a special visit from the Texas State Library & Archives Commission. Magaly's passion, planning and presence made a lasting impression and helped showcase our library for an upcoming documentary.

3. Presentation of City of Mission Newly Designed Website - Hernandez

Sydney Hernandez, Media Relations Director, gave a brief update on the progress of the newly designed City of Mission Website. The website was set to launch on July 10th through CivicPlus. The new website would be very user friendly and citizens would have easier accessibility. It was designed to be more transparent for the public's use.

4. Proclamation - National Gun Violence Awareness Day – Torres

Councilwoman Ortega moved to approve the Proclamation – National Gun Violence Awareness Day. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

5. Proclamation - National Building Safety Month - Cervantes

Councilwoman Ortega moved to approve the Proclamation – National Building Safety Month. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

6. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: May 30th – New Podcast Episode – Texas National Bank at 9am, June 5th – Ribbon Cutting: The Firm Real Estate Co 4:30 p.m., June 10th – SBA's Boots to Business: Reboot Veteran Entrepreneurship Training 8am, June 19th – GMCC Membership Mixer 5:30 p.m., August 13th – Buenas Tardes Luncheon 11:30 a.m., October 9th – GMCC Annual Awards Banquet 6p.m.. She also stated that they had a very successful golf tournament with 120 golfers. The GMCC was able to donate \$5,000 to MCISD.

7. Departmental Reports – Perez

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

8. Citizen's Participation on Specific Agenda Items – Garza

None

CONSENT AGENDA**9. Approval of Minutes – Carrillo**

Regular Meeting – May 12, 2025

10. Acknowledge Receipt of Minutes – Perez

Citizen's Advisory Committee – March 25, April 10, April 22, 2025

Parks & Recreation Board – April 8, 2025

11. Approval of Resolution #1989 of the City Council of the City of Mission, Texas repealing Resolution No. 1840 which established the Special Events and Entertainment Committee - Lerma

On June 12, 2023, the City of Mission adopted Resolution No. 1840, establishing the Special Events and Entertainment Committee to promote the Mission Event Center and tourism, the Mission Event Center had since grown into a thriving venue, hosting a diverse array of successful events including conferences, expos, weddings, community celebrations, corporate meetings, and citywide initiatives. Due to the growth and the current level of activity at the Event Center, the original need for a formal committee to generate promotional recommendations had been fulfilled. The City Council had determined that the objectives of the Special Events and Entertainment Committee could now be effectively managed through existing staff resources.

RESOLUTION NO. 1989

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION REPEALING
RESOLUTION NO. 1840, WHICH ESTABLISHED THE SPECIAL EVENTS AND
ENTERTAINMENT COMMITTEE

12. Approval of Resolution #1990 of the City of Mission, Texas authorizing intervention in AEP Texas Inc.'s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities before the commission - Carrillo

The City would join other Cities Served by AEP Texas in this proceeding and, authorized the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action. The rate case expenses shall be reimbursed by AEP Texas.

RESOLUTION NO. 1990

RESOLUTION OF THE CITY OF MISSION AUTHORIZING INTERVENTION IN AEP
TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY
EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION;
APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING
LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE
WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS;
REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT
THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL
COUNSEL

13. Approval of Interlocal Agreement between Agua Special Utility District and the City of Mission regarding an emergency water interconnect – Terrazas

City agreed to sell treated water to Agua through the water main emergency interconnection in the event of an emergency that debilitates Agua's water distribution system or water treatment plant. An event arising from fire, flood, storm, or other calamity directly affecting Agua's water distribution system or water treatment plant; or maintenance of Agua's water treatment plant that caused the plant to be offline and unable to produce water for an extended period of time, which would cause an immediate threat to the life, health, or property of the customers and users of Agua's water system. The City Manager may discontinue the supply of water to Agua through the emergency interconnection at any time, if, in the opinion of the City, discontinuing the supply of water was necessary for the health, safety, and welfare of the City's water customers and users. Agua agreed to that it would use its best efforts to resolve the Emergency as soon as possible. Agua agreed to immediately discontinue obtaining emergency water service from the City when the Emergency ceased to exist. Agua shall notify the City's City Manager, or his designee, in writing at the end of the Emergency to terminate the emergency water service. The City's personnel would close the emergency interconnection and read the meter within 24 hours after Agua's termination notice was received by the City. Agua agreed to pay for the water that passes through the emergency interconnection at the then-adopted commercial water usage rates for an eight (8) inch meter by the City. Agua approved the agreement at their May 5, 2025 meeting.

14. Authorization to extend First One-Year Renewal for Chlorine Gas for North & South Water Treatment Plants - Terrazas

Seeking authorization to exercise the First One-Year Renewal with PVS DX, Inc; this was the first of two renewal options. The contract term was for one (1) year with the option to renew for two additional one-year renewals. Recommendation was based solely on estimated quantities and orders would be placed on as needed basis. The agreement would extend Bid No. 24-570-06-26 from July 11th, 2025 through July 10th, 2026. Chlorine Gas price remained the same \$2,378 per ton cylinder.

15. Authorization to Solicit Bids for Palm Tree Trimming - Bentsen

Staff was seeking authorization to solicit bids for the trimming and "skinning" of palm trees on and within city owned properties (Parks/City Facilities) and Right of Ways (ROW). Services would include all supervision, labor, materials, supplies, tools and equipment necessary for the trimming, skinning and disposal of all leaves and shavings.

16. Approval of Interlocal Agreement between City of Mission and Mission Consolidated Independent School District for Summer Pool Use – Bentsen

City of Mission and Mission CISD desired to enter into an Interlocal Agreement for the purpose for the use of MCISD Aquatic Center located at 1500 North Nicholson Ave., Mission, Texas. The agreement was for the 2025 Texas Amateur Athletic Federation (TAAF) summer swim season. No monetary fees shall be charged by either Party. This Agreement was based solely on the exchange of services described therein.

17. Approval of Interlocal Agreement with Goodbuy Cooperative - Roman

In accordance with Texas Government Code Chapter 791, which governed interlocal cooperation contracts, the City of Mission sought to enter into an interlocal agreement with the Goodbuy Purchasing Cooperative, operated by the Education Service Center, Region 2. Goodbuy provided competitively procured purchasing contracts that met state procurement requirements and offer efficiency, cost savings, and streamlined access to goods and services.

18. Plat Approval: Sharyland Business Park Subdivision, 175.221 acres out of Porcion 57, Light Industrial Zoning, Developer: Cascade Real Estates Operating, L.P., Engineer: Melden & Hunt, Inc., - Cervantes

The subject site was located at the Northwest corner of Anzalduas Highway and F.M. 494 Shary Road. This development consisted of 15 lots and 1 drain ditch. Water service was provided from an existing 12" main located along the West side of Anzalduas Highway and from an existing 8" line along F.M. 494 Road. There was a total of 20 fire hydrants as per the Fire Marshall's directive. The sanitary sewer line ran to and thru the subdivision collecting from 8" sewer stub outs. The internal streets range from 50' B-B on a 70' ROW and 80' B-B on a 120' ROW.

Storm drainage for this site was compliant for a 50-year storm event. The Engineering Department had approved the drainage construction as built

19. Authorization to lease/purchase (2) 2025 Silverado Crew Cab pickup trucks for the Mission Police Department fleet from D&M Leasing Company (buyboard contract #744-24), totaling \$113,113.28, using the Stonegarden FY2024 Grant funds, federal asset forfeiture treasury funds, and capital outlay – Torres

The Mission Police Department was seeking authorization to lease and later purchase (2) 2025 Silverado Crew Cab pickup trucks for the Mission Police Department fleet from D&M Leasing Company (buyboard contract #744-24). The (2) 2025 Silverado Crew Cab pickup trucks would be leased for a 12-month period and paid off after the leasing period ends. The principal purchase cost amount of each vehicle was \$54,595.75. The interest to be paid for each vehicle was \$1,960.89. The purchase cost amount was \$113,113.28, including the interest paid during the leasing period. The lease expenditure would be made with \$100,000.00 deriving from Stonegarden FY2024 Grant funds and \$13,113.28 deriving from federal asset forfeiture treasury funds. Any remainder costs would derive from capital outlay.

Mayor Pro Tem Plata moved to approve all consent agenda items 9 thru 19 as presented. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

20. Conduct a public hearing and consideration of a Conditional Use Permit to Neva P. Masengale for a Home Occupation - Daycare in a (R-1) Single Family Residential District, being Lot 37, Woodcrest Estates, located at 2807 Norma Drive, Adoption of Ordinance # _____ – Cervantes

The site was located at the Northwest corner of Taylor Road and Norma Drive. Per Code of Ordinance, a Home Occupation requires the approval of a Conditional Use Permit by the City Council. The applicant proposed a home daycare for parents to leave their children in a safe and caring environment. The applicant was proposing a daycare where the children can learn skills needed for school and life lessons taught by trained individuals in early childhood development. The proposed hours of operation were as follows: Monday–Friday from 7:30 am to 5:30 pm Staff: 5 employees (*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.) Parking: The applicant proposed to utilize the two existing parking spaces on the driveway for drop-off and pickup. Staff was concerned that this proposed home occupation could create traffic concerns due to being too close to the stop sign and Shary Road. During the Planning and Zoning Meeting, there was public opposition. The concerns voiced were in regards to traffic, and children's safety.

Staff mailed out (23) 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 and City Manager recommended approval of the request subject to the following conditions: 1 year re-evaluation to continue to assess this new home occupation; Applicant to be limited to one (1) employee at a time, or must submit a petition reflecting 90% of the property owners within 200 foot radius in favor of the variance to the number of employees allowed; Pickup and Dropoff of children must be within the private property; Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); CUP is not to be transferable to others; Hours of operation: Monday–Friday from 7:30 am to 5:30 pm

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

Neva P. Masengale, requestor, stated that this had been reviewed and approved by the Planning Department however P&Z had denied the request due to not having sufficient parking and being a high-trafficked area. In reference to the opposition, she stated that there would be sufficient parking in the area to accommodate the small group of children that would attend. She also stated that Taylor Road has been widened and the traffic should not be an issue. Ms. Masengale spoke to her neighbors who did not have any opposition to the request.

Melinda Youngblood, 2806 Nicole, was the back-door neighbor to this property and was in opposition of the request. She had a pool in her property and had concerns for the children crossing the fence into her property. She was also concerned over the traffic that the upcoming Taylor Road expansion project would bring to the area.

Gracie Reyna, resident in the area, was also in opposition of the request. P&Z had denied the request and she asked council to do the same. Her main concerns were the increase in traffic off of Taylor Road as well as the limited parking.

Steve Masengale, 2807 Norma Drive, stated that their fence was a 6-foot-high fence and there wouldn't be a way for the children to climb over it. The children would always be under supervision. As far as the concerns for parking, he had thought of implementing a circular driveway to have more space and make it more convenient for everyone. The hours of operation would be from 7:30 a.m. – 5:30 p.m. and the traffic was not bad at those hours.

Councilwoman Ortega asked if there were any other daycares like this in neighborhoods to which Mr. Cervantes responded yes.

Mayor Pro Tem Plata stated that every case was different and each request had to be reviewed.

Mayor Garza asked when the expansion of Taylor Road would be starting. She was concerned for the amount of traffic that the expansion would bring to the area.

Juan Pablo Terrazas, Assistant City Manager, stated that the expansion was set to begin in September of this year with an estimated completion time of 24 months.

Councilwoman Gerlach stated she was also concerned about the increase of traffic in the area when the project on Taylor Road got started.

Councilwoman Ortega moved to approve a Conditional Use Permit to Neva P. Masengale for a Home Occupation - Daycare in a (R-1) Single Family Residential District, being Lot 37, Woodcrest Estates, located at 2807 Norma Drive, Adoption of Ordinance # 5650 for a six-month period and with the addition of a circular driveway to the property. Motion was seconded by Councilman Vela and denied 3-2, with Mayor Garza, Mayor Pro Tem Plata and Councilwoman Gerlach voting against.

21. Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for Hiro, LLC aka Pura Vida Snacks & Drinks, being Lot C1-A, Replat of Lots C1 thru C11, Taurus Estates No. 3 Subdivision in a (C-3) General Business District, located at 3009 N. Inspiration Road, Suite A, Applicant: Hiram Cisneros, Adoption of Ordinance #5651 –Cervantes

The site was located at the NW corner of Inspiration Road and Giselle Street. Per Code of Ordinance, a Drive-Thru Service Window required the approval of a Conditional Use Permit by the City Council. The applicant had operated a snack shop at this location since 2018 under Xquinkles Snackland Inspiration. The last conditional use permit approved for the drive-thru service window for this location was on June 10, 2024 for life of use. The applicant would now like to change the name of the business to Pura Vida Snacks & Drinks, and that required a new conditional use permit. The proposed hours of operation were as follows: Monday – Sunday from 11:00 am to 9:00 pm Staff: 1 employee; Parking: There were 19 seating spaces, which required 6 parking spaces (19 total seating spaces/3 = 6.33 parking spaces). There were 138 existing parking spaces in the commercial plaza that are shared with the other businesses. Staff noted that there was landscaping in front of the business and along Giselle Street which must be maintained by the property owner or the applicant. Sale of Alcohol Section 6-4: of the Zoning Code required such uses to be 300 feet from the nearest residence, church, school, or publicly owned property. There was a residential subdivision directly behind the alley that fell within the 300 feet, however, P&Z and City Council have waived the separation requirement in the previous approval. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (32) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval of the request subject to the following conditions: Life of use with the understanding that the permit can be revoked due to non-compliance; Acquire a new business license; Continued compliance with all City Codes (Building, Fire, Health, etc.); Compliance with TABC requirements; Waiver of the 300' separation requirement from the residential neighborhoods; CUP is not to be transferable to others; Hours of operation: Monday – Sunday from 11:00 am to 9:00 pm

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

There were no comments.

Councilwoman Ortega moved to approve a Conditional Use Permit for a Drive-Thru Service Window for Hiro, LLC aka Pura Vida Snacks & Drinks, being Lot C1-A, Replat of Lots C1 thru C11, Taurus Estates No. 3 Subdivision in a (C-3) General Business District, located at 3009 N. Inspiration Road, Suite A, Applicant: Hiram Cisneros, Adoption of Ordinance #5650. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5651

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW - HIRO, LLC AKA PURA VIDA SNACKS & DRINKS, BEING LOT C1-A, REPLAT OF LOTS C1 TRHU C11, TAURUS ESTATES NO. 3 SUBDIVISION IN A (C-3) GENERAL BUSINESS DISTRICT, LOCATED AT 3009 N. INSPIRATION ROAD, SUITE A

22. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Florence Events, being Lot 5, Northtown Unit No. 1 Subdivision in a C-3 zone General Business District, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez, Adoption of Ordinance #5652 – Cervantes

The site was located approximately 75 feet South of E. 28th Street along the East side of N. Conway Avenue, S.H. 107. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center required the approval of a conditional use permit by the City Council. The applicant was leasing a 2,250.00 square foot suite for an Event Center that will be named “Florence Events”. Proposed activities: The venue featured several types of events and private gatherings. The proposed hours of operation were as follows: Monday thru Sunday from 9:00 am to 12:00 am. Staff would be 1 employee; Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. There were a total of 41 parking spaces held in common for the plaza. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may imposed requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval of the request for 2 years subject to the following conditions: Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation were Monday thru Sunday from 9:00 am to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license prior to occupancy; CUP was not transferable to others

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for an Event Center – Florence Events, being Lot 5, Northtown Unit No. 1 Subdivision in a C-3 zone General Business District, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez, Adoption of Ordinance #5652. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5652

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – FLORENCE EVENTS, BEING LOT 5, NORTHTOWN UNIT NO. 1 SUBDIVISION IN A C-3 ZONE GENERAL BUSINESS DISTRICT, LOCATED AT 2722 N. CONWAY AVENUE

23. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez, Adoption of Ordinance #____ – Cervantes

The site was located at the Southwest corner of N. Conway and Griffin Parkway within the property of the Conway Avenue Baptist Church. Pursuant to Section 1.56 of the City of Mission Code of Ordinances, a Mobile Food Unit required the approval of a conditional use permit by the City Council. The applicant proposed to place a 9 foot by 18-foot mobile food unit using three church parking spaces to allow the unit owners to sell their corn products. The church pastor had allowed the use of the building restrooms to be accessible to the employees and customers while the church was in service only. The proposed hours of operation were as follows: Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m. Staff: 4 to 6 employees. Parking: The church had a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking space for every 4 seats in the auditorium 200 seats/4 = 50 parking spaces). The application for this conditional use permit was submitted after the April 28, 2025 ordinance amendment placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units. The proposed location was 1,040 feet of the existing mobile food unit located at 1625 N. Conway. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and City Manager recommended denial.

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

Ricardo Martinez, requestor, stated that they had decided to relocate the mobile food unit further south onto the property. They would only be operating two days out of the week, on Wednesdays and Sundays. This was a proposal for a simple set up and proceeds would be for the benefit of the church.

Councilwoman Ortega asked if this would be a different conditional use permit since it would be part of the church.

Mr. Cervantes stated that it would be the same conditional use permit; however, they were not meeting the requirements due to the new guidelines for mobile food units.

Mayor Garza inquired if there was a way for them to possibly choose another location that did meet the distance requirements and then bring the item back for review then.

Mr. Cervantes suggested that the item be denied. If the applicant was able to find another location that met all the requirements, it would have to be brought to the P&Z Board first for review then it could be seen by Council.

Councilwoman Ortega moved to deny a Conditional Use Permit to allow a Mobile Food Unit – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez, Adoption of Ordinance #____. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

24. Conduct a public hearing and consideration of a renewal of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4,

Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83, Adoption of Ordinance #5653 – Cervantes

The site was located along the North side of US Expressway 83 approximately 600 feet West of Stewart Road. On April 11, 2022, the applicant was issued a renewal of a Conditional Use Permit for three (3) years to allow the portable building for office use. The applicant was requesting a one-year extension of the Conditional Use Permit to keep the 14' by 72' portable building to be used as office space. The applicant stated that if the property owner does not grant him permission to build a permanent structure he had plans to relocate the business. The portable building was setback 103 feet from the front property line and the rest of the property was being used for the storage and repair of vehicles. The business had three (3) employees, and the hours of operation for the office would be Monday thru Friday from 8:00 a.m. to 5:00 p.m. Staff had not received any objections to the request from the surrounding property owners. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out 35 legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Staff recommended Approval for a 1-year only; Must comply with all City Codes (Building, Fire, Landscaping and Signs); Hours of operation for the office were Monday thru Friday from 8:00 am to 5:00 pm; CUP was not transferable to others.

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

Keith Mora, owner of the business, stated that he has always provided services to the City of Mission and has a great working relationship with both the Police and Fire Departments. He also always tries to give back to the community whenever possible. He was requesting this because his landlord refused to provide a building for him and would not allow him to build one either. He was on the last year of his contract, and would like an extension of this CUP to allow him to finish his contract. If the landlord would not work with him on a permanent building, he planned on relocating his business.

Mayor Garza stated that this would be the last conditional use permit that would be issued for this property for the use of a portable building.

Mayor Pro Tem Plata moved to approve the renewal of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83, Adoption of Ordinance #5653. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5653

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR AM PM ROADSIDE & RECOVERY LLC TO ALLOW A PORTABLE BUILDING FOR OFFICE USE, BEING LOT 4, HENRY SAENZ SUBDIVISION, IN A (C-4) HEAVY COMMERCIAL DISTRICT, LOCATED AT 1519 E. EXPRESSWAY 83

25. Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro, Adoption of Ordinance #5654 –Cervantes

The site was located along the West side of Shary Road between Village Drive and Mulberry Street. Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant required the approval of a Conditional Use Permit by the City Council. The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business had been in operation since April 25, 2024. Access to the site was via a 30' access driveway off Shary Road. The last conditional use permit approved for this location was on April 8, 2024 for 1 year. The proposed hours of operation were as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays. Staff: 3 employees; Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces ($13 \text{ total seating spaces} / 3 = 4.33 \text{ parking spaces}$). There are 58 existing parking spaces in the commercial plaza that were shared with the other businesses. Landscaping: Staff noted that additional landscaping would need to be added along Shary Road and must be maintained by the property owner or the applicant. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Life of the use contingent on the additional landscaping with a drip irrigation system along Shary Road. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); Restrooms must be accessible to employees and patrons at all times; CUP is not to be transferable to others; Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays

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

There were no comments.

Mayor Pro Tem Plata moved to approve the renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro, Adoption of Ordinance #5654. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5654

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE LE PETITE PASTRIES RESTAURANT IN A (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT, BEING LOT 1, BANNWORTH BUSINESS CENTER SUBDIVISION, LOCATED AT 1821 N. SHARY ROAD, SUITE 7

26. Conduct a public hearing and consideration of a renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield

Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias, Adoption of Ordinance #5655 – Cervantes

The site was located at the Southeast corner of E. Griffin Parkway and Creek Run Street in a suite within a multi-tenant commercial plaza for the Italian restaurant. Pursuant to the City of Mission Code of Ordinances, a restaurant with alcohol sales required the approval of a conditional use permit by the City Council. On January 10, 2024, the applicant obtained a Conditional Use Permit for two years. The applicant would like to extend the hours for the sale and consumption of alcoholic beverages to obtain a late hours license from TABC. In 2024, the Council approved for alcoholic beverages to be sold at the restaurant even though the restaurant was within 300 feet of a residential subdivision. The proposed hours of operation were as follows: Every day from 8:00 a.m. to 2:00 a.m. Parking: In reviewing the floor plan, there is a total of 116 seating spaces resulting in 39 parking spaces required. There are 72 parking spaces available in the commercial plaza and the parking was shared with the other businesses. Landscaping was meeting code. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out 50 notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Staff recommends approval for a 2-year period in order to assess this operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Wet zone property; CUP was not transferable to others

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

There were no comments.

Councilwoman Ortega moved to approve the renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias, Adoption of Ordinance #5655 with the hours of operation being extended to 2 a.m.. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5655

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE AND ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AND TO ALLOW LATE HOURS – TOMMASINO PIZZA PASTA & VINO, BEING LOTS 1 & 2, BLOCK 2, SPRINGFIELD PHASE I COMMERCIAL SUBDIVISION, IN A (C-3) GENERAL BUSINESS DISTRICT, LOCATED AT 2100 E. GRIFFIN PARKWAY

APPROVALS AND AUTHORIZATIONS**27. Approval of Memorandum of Understanding between the City of Mission and Mission Consolidated Independent School District related to real estate transactions and land donations for flood mitigation purposes – Terrazas**

The District and City had experienced increasing incidents of localized flooding that negatively affect residents' quality of life, public safety, and access to essential services, including the ability

of students within Mission CISD to attend school, protect personal belongings, and maintain academic continuity. The City would utilize district properties for Flood Mitigation Purposes. Mission CISD had identified the following two properties that may assist in address local flooding: Parcel 1: A tract of District-owned land located at the corner of Francisco Avenue and Citriana Drive and Parcel 2: The athletic field located at Bryan Elementary School, used for instructional, extracurricular, and community purposes. The City agreed to donate to Mission CISD a tract of land located at the northeast corner of Bryan Road and Elm Drive which the District intended to develop for overflow parking to support Bryan Elementary School. The parties acknowledged and agreed that ongoing collaboration and good-faith communication shall be maintained throughout the planning and implementation process to ensure alignment with their shared goals and responsibilities to the community. MOU was approved by Mission CISD on May 21, 2025.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Memorandum of Understanding between the City of Mission and Mission Consolidated Independent School District related to real estate transactions and land donations for flood mitigation purposes. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

28. Approval of Ordinance # 5650 amending Chapter 114-Utilities, Article I. Section 114-21.- Connection of Discharge Lines to City Sanitary Sewer Lines by repealing Subsections (A) through (G); by adding new Sections (A)-(D) – Terrazas

Chapter 114-Utilities, Article I. Section 114-21

(a) Any structure located on property within 80 feet of a sanitary sewer line, by way of a public right-of-way, public or private easement, must connect any discharge lines to such sanitary sewer line within 60 calendar days of when the improvement first became within such distance of the sanitary sewer line. No one may have a discharge line connected to a septic tank whenever any discharge line was required to be connected to a sanitary sewer line.

(b) If the property owner/occupant failed to connect in a timely manner the city was authorized to charge the property owner/tenant for the sewer service.

(c) Any person violating any provision of this section within the corporate limits of the city shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in section 1-14 of this code. Each day that such a violation continued shall be a separate offense. Prosecution or conviction under this provision shall never be a bar to any remedy or relief for violations of this section.

(d) If any health issue/complaints arise due to the septic tank overflowing, the property owner/occupant may be subject to a misdemeanor violation or other violation as provided by law.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance # 5650 amending Chapter 114-Utilities, Article I. Section 114-21.- Connection of Discharge Lines to City Sanitary Sewer Lines by repealing Subsections (A) through (G); by adding new Sections (A)-(D). Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5650

AN ORDINANCE AMENDING CHAPTER 114-UTILITIES, ARTICLE I. SECTION 114-21.- CONNECTION OF DISCHARGE LINES TO CITY SANITARY SEWER LINES BY REPEALING SUBSECTIONS (A) THROUGH (G); BY ADDING NEW SECTIONS (A)-(D); REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVING EFFECTIVE DATE

29. Authorization to award bid for Manhole Rehabilitation Project to Renoworks, LLC in the amount of \$228,010.00 – Terrazas

The City of Mission had accepted and opened six (6) bid responses for, Manhole Rehabilitation Project for the Public Works Department. Staff recommended to award Bid 25-455-05-07 to Renoworks, LLC. In the amount of \$228,010.00 who was the lowest responsible bidder meeting all specifications.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to award bid for Manhole Rehabilitation Project to Renoworks, LLC in the amount of \$228,010.00. Motion was seconded by Councilman Vela and approved unanimously 5-0.

30. Authorization to accept grant award from Texas Parks & Wildlife Department for the Recreational Trails Grant in the amount of \$250,000 with a 20% cost share supported by in-kind services – Elizalde

The City of Mission Parks & Recreation Department was seeking authorization to accept grant award from TPWD for the Recreational Trails Grant in the amount of \$250,000 with a 20% cost share in the amount of \$50,000. The city would support its required cost share with in-kind services to include labor for the project's trail overlay and vegetation clearing.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to accept grant award from Texas Parks & Wildlife Department for the Recreational Trails Grant in the amount of \$250,000 with a 20% cost share supported by in-kind services. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

31. Authorization to accept grant award from TDEM for the FY22 Building Resilient Infrastructure and Communities Grant Program in the amount of \$404,710 with a cost share of 28% – Elizalde

The City of Mission was seeking authorization to accept grant award from TDEM/FEMA for the FY22 Building Resilient Infrastructure and Communities Grant Program in the amount of \$404,710. The Federal share was \$290,143.89 and the city's local share was \$114,566.11 (28%). The purpose of this program was to provide support to communities for hazard mitigation activities that promote climate adaptation and resilience with respect to the growing hazards associated with climate change. The city would utilize the funding for the engineering and design of the Sunset & Astroland Drainage Project.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to accept grant award from TDEM for the FY22 Building Resilient Infrastructure and Communities Grant Program in the amount of \$404,710 with a cost share of 28%. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

32. Approval of Budget Amendment BA-25-34: General, Fire Replacement and Event Center Fund– Roman

Approval of the attached budget amendments:

General Fund – (\$2,221,931 Net Balance Revenue over Expenditures)

Fire Replacement Fund – (\$50,537 Net Expenditures over Revenue)

Event Center Fund – (\$30,592 Net Balance on Expenditures).

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve Budget Amendment BA-25-34: General, Fire Replacement and Event Center Fund. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

Mayor Pro Tem Plata moved to remove item from the table. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

33. Tabled 05/12/2025: Conduct a public hearing and consideration of a rezoning request from Single Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”) being a 4.100 acre tract, being comprised of the following tracts of land; Tract 1: A tract of land containing 1.0 acres, more or less, out of Lot 18-4, West Addition to Sharyland Subdivision; Tract II: A tract of land out of Lot 18-4, West Addition to Sharyland Subdivision, located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. Applicant: Mario Salinas, Adoption of Ordinance # _____ – Cervantes

The applicant was requesting to rezone the subject property from Single Family Residential District (R-1) to Townhouse Residential District (R-1T) to pursue the development of a townhomes subdivision. The site was located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. The surrounding zones consisted of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south. Existing Land Uses were: Single Family Residential to the east and north, vacant to the west, and Apartments to the south. The subject property was vacant. The Future Land Use Map showed the subject property as Moderate Density Residential. Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning was in line with the Future Land Use Map. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to surrounding property owners.

Staff and City Manager recommended approval.

Mr. Cervantes stated that there would be no action taken on this item due to the applicant withdrawing the request.

No Action Taken.

ROUTINE MATTERS

City Manager Comments – Speer Memorial Library will be hosting a Teen Aminanga Club activity on Wednesday, June 2 at 6:00 p.m. Donuts with the Chief will be held on Thursday, June 5 at 9:30 a.m. at the Mission Police Department.

City Council Comments – Councilwoman Ortega wished Councilman Vela a Happy Birthday. She also wanted everyone to enjoy their summer vacation. Councilwoman Gerlach wished everyone a fantastic summer. Councilman Vela congratulated all graduates.

Mayor's Comments – Mayor Garza congratulated all graduates from all grade levels and wished them all the best.

At 5:26 p.m., Councilwoman Ortega moved to convene into Executive Session. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 6:27 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0

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

No Action

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

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of Chief of Police

No Action

ADJOURNMENT

At 6:28 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary