



MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Patricia A. Rigney, City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ALSO PRESENT:

Rene R. Peña
Miguel Ramirez
Christian Gutierrez
Pete Torres
Mike Carlos
Seby Haddad
Martha Rivas
Mark Perez

ABSENT:

Ruben D. Plata, Mayor Pro-Tem

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Vidal Roman, Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Aida Lerma, Event Center Director
Noemi Munguia, Human Resources Director
Douglas Williams, Deputy Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Michael Fernuik, Golf Course Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:32 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pator Eluid Garcia led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. October 2025 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Police Officers Alexander Guerrero and Jose M. Salinas, and Sergeant Luis Gutierrez as the employees of the month for October.

They were nominated by Chief of Police Cesar Torres. These officers were nominated for their exceptional dedication and commitment to our community. They were also recognized last month by M.A.D.D. for their continuous efforts in keeping our streets safe. This was a very extraordinary recognition as the program extends throughout the entire state of Texas.

2. Presentation of 20, 25, 30, 35 and 40 Year Service Award Recipients – Munguia

Employees who have reached 20, 25, 30, 35 and 40 years of service with the City of Mission were recognized by Mayor and City Council. They were each given a plaque in recognition for their dedicated service to the City.

3. Update on Bryan Road Construction Project – Terrazas

Juan Pablo “JP” Terrazas, Co-Interim City Manager, gave an update on the Bryan Road Construction Project. Mr. Terrazas mentioned that the initial project timeline was for 18 months; however, they made some adjustments and brought it down to 12 months. The project was expected to be completed late summer of 2026. As promised, the affected residents had been receiving weekly updates related to the ongoing project and updates were also posted on the 311 app. During these months, there may be some delays due to weather. There would also be a Town Hall meeting on January 5, 2026 at City Hall. During the winter break from school, the contractors would be working on the area in front of Bryan Elementary. The sidewalks were almost complete and drainage was being worked on as well. Some of the streets had begun to be paved as well. They hoped to have a couple of streets open again before the end of the year.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, gave a recap on last month’s events. The Chamber hosted its annual Member Holiday Breakfast at the Mission Event Center. There was a ribbon cutting for E-Z Cuts and for Salon Agave as well as a 90th milestone celebration for the Upper Valley Art League. The chamber also welcomed some new members such as: Ranch House Burgers, E-Z Cuts, Tae Kwon Do, and Helping Hands. Some upcoming events were: Sharyland Business Park Ribbon Cutting Dec 10th, Freedom Bank Ribbon Cutting Dec 10th, Fork to Fit 1 year Anniversary & Block Party Dec 11th, Discover Mission Holiday Market Dec 12th, Boot Jack Ribbon Cutting Dec 16th, Networking Social at Juan Diego Academy Dec 17th, Annual Health & Wellness Fair at Mission Event Center January 13th & 14th, Citrus Sip Off Jan 30th and the Buenas Tardes Luncheon February 18th.

5. Departmental Reports – Terrazas / A. Garcia

Councilwoman Jessica Ortega moved to approve the departmental reports as presented. Motion was seconded by Councilman Alberto Vela and approved unanimously 4-0.

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

Alfredo Hernandez, representative of “Walk with Christ”, wanted to express his gratitude to the City of Mission for allowing this event to take place. This four-mile walk was a way of bringing different churches together to walk in unity. They would be walking from 495 & Conway all the way to Alton where the City of Alton would be hosting an event for them after the walk.

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Co-Interim City Manager Terrazas announced some upcoming events: Wreath Ceremony at the Veterans Cemetery to be held on December 13th at 9a.m., Mission Mega

Adoption Event at Mission Parks & Recreation on December 13th from 8 a.m. to 7 p.m., Coffee with Mayor at Jitterz on Bryan on December 18th at 8 a.m.

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) and Townhouse Residential District (“R-1T”) to General Business District (“C-3”), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker, Adoption of Ordinance #5740 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) and Townhouse Residential District (“R-1T”) to General Business District (“C-3”) for a commercial development at the site. The tract of land has 2.0992 acres in area and measured 318 feet along Griffin Parkway and had a depth of 298 feet. The surrounding zones were Single family Residential District (R-1) and Neighborhood Commercial District (C-2) to the North, Townhouse Residential District (R-1T) to the East, Townhouse Residential District (R-1T) to the South and Multi-family Residential (R-3) and Agricultural Open Interim District (AO-I) to the West. The surrounding land uses included the Shary Municipal Golf Course to the South, townhouse residential to the East, Single-family homes, Grooming Pet Salon and Amber Lyn Fitness Studio to the North and an apartment complex to the West. There were two vacant houses at the site. The Future Land Use Map showed the North two thirds of the property designated for general commercial uses with the South one third of the property designated for medium density residential uses. The requested rezoning was partly in-line with the comprehensive plan designation. For the rest of the property staff believed that the land was in transition to commercial uses. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

Carlos Swanson, who was looking to purchase the property, spoke in favor of this request. They were proposing to purchase the property to possibly use it as a car wash which is why they were seeking the C3 zoning. He said they had used a decibel reader in the area and the car wash should not create a noise concern for the neighborhood.

Roy Wood, owner of the property, stated that he had been trying to sell the property. The property currently had three different zonings. He wanted to know if there was any opposition to rezone it. He would like to get it rezoned in order to sell it.

Mayor Garza stated that due to the surrounding neighborhoods, the Planning and Zoning Board had recommended to downgrade to a C-2 zoning as well. Mayor asked Mr. Cervantes to highlight the differences between the two zonings.

Mr. Cervantes then stated that the main difference would be that a C-3 zoning would allow for the lot to be used for automotive purposes as well as for a bar/restaurant. A C-2 zoning would not allow for these types of businesses.

Councilman Vela moved to approve the rezoning request from Agricultural Open Interim District (“AO-I”) and Townhouse Residential District (“R-1T”) to Neighborhood Commercial (“C-2”), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker, Adoption of Ordinance #5740. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5740

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 2.0992-ACRE TRACT OF LAND SITUATED IN THE GABRIEL MANQUILLIA SURVEY, ABSTRACT NO. 53, LOCATED AT SOUTHWEST CORNER OF E. GRIFFIN PARKWAY (FM 495) AND AUGUSTA DRIVE, FROM AO-I (AGRICULTURAL OPEN INTERIM) AND R-1T (TOWNHOUSE RESIDENTIAL) TO C-3 (GENERAL BUSINESS)

8. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”), being a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road, approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC, Adoption of Ordinance #5741 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) to develop a single-family residential development. The irregular-shaped tract of land had 27.07 acres in area and measured 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property was located just North and West of the Leal Elementary School. The surrounding zones were Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South. The surrounding land uses included industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli’s Terrace Event Center was also located to the North. To the East there were single-family homes. To the South was the Leal Elementary school and recently constructed townhouses. To the West were the Rio de Vida Apartments, vacant land and a single-family home. The subject property is vacant. The Future Land Use Map showed the property designated for moderate-density residential uses. The requested rezoning was less dense compared to the comprehensive plan designation. Notices were mailed to 50 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

Staff and Co-Interim City Managers recommended approval.

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

Emitio Salinas, from M2 Engineering, spoke in favor of the request. They were planning on building a very nice, gated and private subdivision. This would be similar to some of the projects they had already completed in the surrounding area.

Councilwoman Ortega moved to approve the rezoning request from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”), being a 27.07-acre tract of land out

of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road, approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC, Adoption of Ordinance #5741. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5741

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 27.07-ACRE TRACT OF LAND OUT OF LOT 17-2, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE WEST SIDE OF LOS EBANOS ROAD, APPROXIMATELY 1,232 FEET SOUTH OF U.S. EXPRESSWAY 83, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-1 (SINGLE FAMILY RESIDENTIAL)

9. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to General Business District (“C-3”), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC, Adoption of Ordinance #5742 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to General Business District (“C-3”) for a commercial development at the site. The tract of land has 2.07 acres in area and measured 155.6 feet along Griffin Parkway and had a depth of 580.6 feet. The surrounding zones were General Business District (C-3) to the North and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West. The surrounding land uses included the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south. The property was vacant. The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

Carlos Swanson spoke in opposition of this request. This request was similar to one that was not granted earlier. He stated these were the same circumstances and should be treated the same as the other item.

Councilwoman Ortega moved to approve the rezoning request from Agricultural Open Interim District (“AO-I”) to General Business District (“C-3”), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC, Adoption of Ordinance #5742. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5742

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 2.07 ACRE TRACT OF LAND OUT OF LOT 24-5, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE SOUTH SIDE OF W. GRIFFIN PARKWAY (FM 495) APPROXIMATELY 966 FEET EAST OF HOLLAND AVENUE, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO C-3 (GENERAL BUSINESS)

10. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez, Adoption of Ordinance #5743 – Cervantes

The subject site was located at the Southwest corner of Glasscock Road and E. Griffin Parkway. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant was leasing a total of 3,350 square feet within a commercial plaza for an event center. The applicant was proposing to host kids' birthday parties. Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m. Staff: 1 employee. Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces were required. There was a total of 342 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 (27) 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 Co-Interim City Managers recommended approval subject to the following conditions: Approval for 1-year re-evaluation subject to; Hours of operation were Every Day from 11:00 a.m. to 11:00 p.m; Maximum occupancy was 86. Must obtain a business license before occupancy; Must comply with the noise ordinance; CUP not transferable to others. Must comply with all City Codes (Building, Fire, Health, etc.).

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit for an Event Center – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez, Adoption of Ordinance #5743. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – CONFETTI AVENUE PARTY PLACE, 1802 E. GRIFFIN PARKWAY, BEING LOT 2, RIVER OAKS PLAZA SUBDIVISION

11. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino, Adoption of Ordinance #5744 – Cervantes

The subject site was located along the South side of Merlin Drive, approximately 350 feet East of N. Stewart Road. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. Lot must be a minimum of 12,000 sq. feet. The property had an area of 12,745 square feet. Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above. Proposal must be clearly secondary to the primary residence. Shall not have access to a public street (No shared/extended driveway). Shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (26) 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 Co-Interim City Managers recommended approval subject to the following conditions: Life of use permit. The unit may not have a kitchen or separate utilities and electrical connections, Transferability to other future owners, imposing the same conditions imposed on this applicant, Not to be used for rental purposes, and waive the minimum lot size requirements

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino, Adoption of Ordinance #5744. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5744

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE, 1608 MERLIN DRIVE, BEING LOT 23, STEWART TERRACE SUBDIVISION

12. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages – Lux Lounge in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5745 – Cervantes

The subject site was located along the East side of Shary Road approximately ¼ mile south of East Business Highway 83 within a commercial plaza. Access to the site was via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 2,251 square foot suite within a commercial plaza for a Lounge/Bistro. The applicant would like to offer alcoholic beverages with the meals. The suite included a small stage for DJ or Karaoke, 2 VIP areas, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm Staff: 10 employees; Parking: In reviewing the floor plan, there was a total of 115 seating spaces proposed (21 tables, 2 VIP area, bar), which required 38 parking spaces (115 seats/1 space for every 3 seats – 38.3 parking spaces). It was noted that the parking was held in common. There

was a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. Sale of Alcohol: The restaurant included a 'bar' component. Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There was a residential subdivision. within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The applicant proposed to have a security on-site. Staff noted that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages for this location was for Extreme Pizza. It was approved on November 13, 2023, for life of use. Since the use was not transferable, a new permit needed to be considered. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out 28 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 Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this new business. Continued compliance with all City Codes (Building, Fire, Health, etc.). Waiver of the 300' separation requirement from the residential homes. Compliance with TABC requirements. CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Hours of operation to be as followed: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm. Must comply with the Noise Ordinance. Maximum occupancy to be 82 at all times. Must have one licensed security officer Thursday thru Saturday from 8 p.m. to 2 a.m

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages – Lux Lounge in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5745. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5745

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – LUX LOUNGE, BEING LOT 1, ALBA PLAZA SUBDIVISION, LOCATED AT 608 N. SHARY ROAD, SUITES 4 & 5

13. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC, Adoption of Ordinance #5746 – Cervantes

The subject site was located at the Southeast corner of San Mateo and Shary Roads. Access to the site could be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. The

applicant had been in operation in this 3,627 sq.ft. suite since 2018 under the name of Lada 52 Bar & Grill. Their last conditional use permit for the sale & on-site consumption of alcohol was approved on January 9, 2023 for a period of 4 years. The applicant would like to change the name of his business from Lada 52 Bar & Grill to Malquerida Bar & Grill. This required a new conditional use permit due to the name change. The suite had 4 VIP areas, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant had live music or bands on Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Tuesday – Sunday from 6:00 p.m. to 2:00 a.m. Staff: 12 employees, including a security officer. In visiting the site, staff noticed that the applicant had a total of 212 seating spaces for this establishment, which required 71 parking spaces. The parking spaces were calculated based on the number of seats, 1 parking spaces for every 3 seats. (212 seats/3=70.6 parking spaces). Parking: It is noted that the parking spaces are held in common for this commercial plaza. There was a total of 180 existing parking spaces that were shared with other businesses. Sale of Alcohol: The proposed establishment included a 'bar' component. Section 1.56(3a) of the Zoning Code required a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There was a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council had waived this separation requirement in the previous CUP's approval. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out 6 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 Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). Waiver of the 300' separation requirement from the residential neighborhoods. Continued compliance with TABC requirements. CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Must comply with noise ordinance. Hours of operation to be as followed: Tuesday – Sunday from 6:00 pm to 2:00 am. Must have one licensed security officer Tuesday thru Saturday from 8 p.m. to 2 a.m. Maximum occupancy was 120 people

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

There were no comments.

Councilwoman Ortega stated that a condition needed to be added that they must not charge for parking at any time.

Councilman Vela moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC, Adoption of Ordinance #5746 with the additional condition that they must not charge for parking at any time. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5746

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC

BEVERAGES – MALQUERIDA BAR & GRILL, BEING ALL OF LOT 1, PLANTATION GROVE TECH-CENTER NO. 2 SUBDIVISION, LOCATED AT 4001 S. SHARY ROAD, SUITE 100

14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer, Adoption of Ordinance #5747 – Cervantes

The site was located at the Northwest corner of Victoria Avenue and S. Taylor Road. Pursuant to Section 1.43 (3)(H) of the City of Mission Code of Ordinances, a Portable Building required the approval of a conditional use permit by the City Council. The applicant proposed to renew the conditional use permit to continue to use the 12-foot by 64-foot portable building for office use. This would be the applicant's 4th renewal for the conditional use permit for the portable building for office use. 1st. July 25, 2022, 2nd. October 23, 2023, 3rd. December 04, 2024, The hours of operation were as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m. Staff: 3 employees; Parking: Based on the square footage of the building, a total of 5 parking spaces are required. The parking requirements were being met. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out 11 legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for 1 year to continue to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Monday through Friday from 8:00 a.m. to 5:00 p.m.; 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 asked how long they planned to keep the portable building and if they had plans to build something permanent. She stated that there have been other establishments that request permits for portable buildings and they are only issued temporarily. She wanted to make sure that everyone was getting the same treatment.

Mr. Cervantes stated that the owner had no intentions of building a permit building as he was comfortable with the portable building. He stated he would advise them that this could possibly be the last time the CUP would be issued.

Councilman Ortega moved to approve the Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one-acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer, Adoption of Ordinance #5747. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5747

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS

GRANTING A CONDITIONAL USE PERMIT RENEWAL TO KEEP A PORTABLE BUILDING FOR OFFICE USE, 302 S. TAYLOR ROAD, BEING A 0.102 OF ONE ACRE TRACT OF LAND OUT OF A TRACT OF LAND ADJACENT TO LOT 176 & 186, JOHN H. SHARY SUBDIVISION

15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District (“R-1A”) – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition “A”, located at 2401 Sunset Lane. Applicant, Elias Guajardo, Adoption of Ordinance #5748 - Cervantes

The applicant was requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District (“R-1A”) to sell gold, silver, antiques and collectibles. The code of ordinances stated that a home occupation was allowed in a property zoned residential with a conditional use permit. The property was located at the Northeast corner of N. Shary Road and Sunset Lane. The applicant resides at the property and designated 658 square feet for the home business. The house had a total of 1,432 square feet. The proposed hours of operation were Monday through Saturday from 9:00 a.m. to 5:00 p.m. There would be one employee for the home occupation. The subject property had a parking lot with spaces for five (5) vehicles. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from the 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 the use requested was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of the use permit with the understanding that it can be revoked for non-compliance. Must continue to comply with all city codes (Building, Fire, Health, Sign codes, etc.) CUP was not transferable to others. Hours of operation were Monday to Saturday from 9:00 a.m. to 5:00 p.m.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District (“R-1A”) – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition “A”, located at 2401 Sunset Lane. Applicant, Elias Guajardo, Adoption of Ordinance #5748. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5748

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION IN A PROPERTY ZONED LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT (R-1A) – Z GALLERIA ANTIQUES, 2401 SUNSET LANE, BEING THE WEST 172 FEET OUT OF THE SOUTH 120 FEET OUT OF THE WEST 363 FEET, LOT 152, SHARYLAND ORCHARDS SUBDIVISION ADDITION “A”

16. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno, Adoption of Ordinance #5749 - Cervantes

The site was located at the Northwest corner of West Griffin Parkway and River Oak Avenue. Per the Code of Ordinance, Drive-Thru Service Windows required the approval of a Conditional Use Permit by the City Council. There were two existing 4'x5 drive-thru service windows, one designated for order placement and the other for order pickup. The snow cone stand had been in business since March 2, 2018. Access to the site was provided off of Griffin Parkway via an existing 43-foot driveway that would lead traffic in and around the building before exiting back out to Griffin Parkway. The proposed days and hours of operation were Monday – Sunday from 1:00 pm to 10:00 pm; Staff: 1 employee; Parking: the building measured approximately 396 sq. ft. The number of parking spaces required for this size of building was 4. The applicant was providing 4 spaces along the front of the building, plus there was stacking for approximately 4 cars when placing orders. The last conditional use permit renewal approved for this drive-thru service window for this location was on December 12, 2022, for a period of 3 years. The Planning Staff had not received any objections to the request from the surrounding property owners. 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 as were needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of the Use with the understanding that the permit could be revoked due to noncompliance. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); Hours of operation were Monday – Sunday from 1:00 pm to 10:00 pm; 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 Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno, Adoption of Ordinance #5749. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5749

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOWS – TROPICAL BREEZE, BEING LOT 19, BLOCK 1, OAKWOOD ESTATES SUBDIVISION, LOCATED AT 1610 W. GRIFFIN PARKWAY

17. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for a health-stricken parent in an (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros, Adoption of Ordinance #5750 – Cervantes

The site was located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street. The applicant wished to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intended to continue living in the RV temporarily while she gathers enough funds to add to the existing home. Staff noted that once the use was no longer needed, the RV must be removed. The board had previously approved similar requests; however, those approvals were limited to mobile homes

rather than RVs. The last conditional use permit was approved on December 4, 2024, for a period of 1 year. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out 39 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 as were needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 2-year approval to continue to assess the need. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); CUP not transferable to others

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

Ofelia Cisneros, applicant, stated that she was very appreciative of being granted the permit the last time and was hoping it would be granted again so that she would be able to continue taking care of her mother.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal to keep an RV “Temporarily” to care for a health-stricken parent in an (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros, Adoption of Ordinance #5750. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5750

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO KEEP AN RV “TEMPORARILY” TO CARE FOR A HEALTH-STRICKEN PARENT, 4034 LOPEZ STREET, BEING LOTS 37-40 BLOCK 9, MADERO TEX TOWNSITE SUBDIVISION

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George, Adoption of Ordinance #5751 – Cervantes

The subject site was located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. This business had been in operation since June 2021. Access to the site was via a 34-foot driveway off Shary Road. The applicant was currently operating a nightclub. This nightclub offered food, a VIP area, live music, and concerts etc. The hours of operation were as follows: Friday – Sunday from 4:00 pm to 2:00 am.; Staff: 10 employees in different shifts; Parking: There were a total of 165 seating spaces available, which required 55 parking spaces. It was noted that the parking was held in common, and there was a total of 138 parking spaces that were shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code stated that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There was a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months. The Planning staff had not received any

objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners. Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot. 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 Co-Interim City Managers recommended approval subject to the following conditions: Approval for 1-year re-evaluation to assess this operation; Continued compliance with all City Codes (Building, Fire, Health, etc.); Waiver of the 300' separation requirement from the residential homes. Continued compliance with TABC requirements. CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Maximum occupancy to be 165 people at all times. Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am. Must have one licensed security officer from Friday-Sunday from 8:00 p.m. to 2:00 a.m.; Must comply with the Noise Ordinance; must not charge for parking to patrons at any time.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George, Adoption of Ordinance #5751. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5751

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – TABOO BAR & GRILL, 608 N. SHARY ROAD, SUITES 9 & 10, BEING LOT 1, ALBA PLAZA SUBDIVISION

19. Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use. Applicant: City of Mission, Adoption of Ordinance #5752 – Cervantes

This ordinance would streamline the process for the issuance of building permits and business licenses for banks, mortgage companies, insurance and real estate offices in properties zoned Neighborhood Commercial (“C-2”). The proposed ordinance would allow those types of facilities that are currently allowed with a conditional use permit to be permitted by right without having the conduct public hearings.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use. Applicant: City of Mission, Adoption of Ordinance #5752. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5752

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.42 – C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT); SUBSECTIONS (2) PERMITTED USES, AND (3) CONDITIONAL USES BY MAKING BUSINESS ESTABLISHMENTS WHICH PERFORM SERVICES ON THE PREMISES SUCH AS BANKS, LOAN COMPANIES, INSURANCE AND REAL ESTATE OFFICES A PERMITTED USE; AND BY REMOVING BUSINESS ESTABLISHMENTS WHICH PERFORM SERVICES ON THE PREMISES SUCH AS BANKS, LOAN COMPANIES, INSURANCE AND REAL ESTATE OFFICES AS A CONDITIONAL USE; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

20. Approval of Minutes – Carrillo

Regular Meeting – November 12, 2025

21. Acknowledge Receipt of Minutes – Terrazas / A. Garcia

Mission Civil Service – September 26, 2026

Accommodations Review Board – September 24, 2025

Audit Committee - October 1, 2025

22. Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2026 Joint Primary and Primary Runoff Election – Carrillo

The County Elections Department is requesting the use of Bannworth Gym for Early Voting and/ Election Day, Mission Parks and Recreation for Early Voting and/ Election Day for the 2026 Joint Primary and Primary Runoff Election.

Joint Primary Election:

Early Voting – February 17-February 27, 2026 – Election Day – Tuesday, March 3, 2026

Primary Runoff Election:

Early Voting – May 18-May 22, 2026 – Election Day – Tuesday, May 26, 2026

23. Approval of Resolution No. 2021 of the City Council of the City of Mission, Texas dedicating certain city-owned land as Public Right-of-way for the purpose of the Taylor Road Phase 1 Project and making a finding that such dedication serves a valid public purpose – Terrazas

The City of Mission, was the owner of certain parcels of land as described and depicted in the attached surveys Exhibits “A” through Exhibit “DD”, which were required for the operation of the Taylor Road Phase 1 Project. The City Council found that the dedication of said Properties for public right-of-way purposes served a legitimate public purpose and was necessary for the orderly development, operation, and safety of the City’s transportation infrastructure. This dedication was made pursuant to the City’s home-rule authority and other statutory authority, including but not limited to Chapters 212 and 253 of the Texas Local Government Code; Chapter 311 of the Texas Transportation Code; and Chapter 5 of the Texas Property Code, as well as other laws governing the dedication and management of public transportation rights-of-way. It was the intent of the City Council that adjacent landowners to the Properties shall have access to their respective properties through the dedicated right-of-way in accordance with applicable law.

RESOLUTION NO. 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, DEDICATING CERTAIN CITY-OWNED LAND AS PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF THE TAYLOR ROAD PHASE 1 PROJECT AND MAKING A FINDING THAT SUCH DEDICATION SERVES A VALID PUBLIC PURPOSE

24. Authorization to Solicit for Bids for the purchase of Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System– Gonzalez

Staff was seeking authorization to solicit bids for the purchase of Odor Control Chemical for Public Works Department Sanitary Sewer Collection System. Odor control chemicals were used at water treatment facilities to reduce and neutralize unpleasant odors that developed during the treatment process within the City of Mission. Purchases would be made on an as needed basis.

25. Authorization to execute the First One-Year Renewal for Liquid Emulsion Polymer for the Public Works Department Wastewater Treatment Plant, RFB 25-069-11-07 with Polydyne, Inc. – Gonzalez

The City of Mission entered into contract with Polydyne, Inc. under Bid # RFB- 25-069-11-07 for the purchase of Liquid Emulsion Polymer for the Public Works Department Wastewater Treatment Plant. The contract allowed for two (2) one-year renewal options. This request was to exercise the first one-year renewal under this contract. This renewal period would extend the

contract from December 20, 2025 through December 19, 2026, with no price increase in accordance with the renewal letter from Polydyne, Inc.

26. Authorization to award bid RFB 26-036-11-05 for Sealcoat Pavement Services for the Public Works Department to Valley Striping Corp. – Gonzalez

The City of Mission had accepted and opened four (4) bid responses for Sealcoat Pavement Services for the Public Works Department. Staff recommended awarding bid to Valley Striping Corp., who is the lowest responsive and responsible bidder meeting all specifications, with a bid of \$0.170/Sq.Ft. Recommendation was based solely on estimated quantities and orders will be placed on an as needed basis. Contract would be for a period of one (1) year, commencing from date of award. The City of Mission, and contingent upon mutual agreement of both parties, shall reserve the option to renew this contract for an additional two (2) consecutive, one (1) year periods at the end of the service period. The total duration of this contract, including renewals, shall not exceed three (3) years.

27. Authorization to Award RFB 26-037-11-05 for Striping/Pavement Markings and Crack Seal Services on City Streets to Valley Striping Corp. – Gonzalez

The City of Mission had accepted and opened one (1) bid response for Striping, Pavement Marking Services. Staff recommended awarding bid to Valley Striping Corp. who was the sole responsive and responsible bidder meeting all specifications.

Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis. Contract would be for a period of one (1) year, commencing from date of award. The City of Mission, and contingent upon mutual agreement of both parties, shall reserve the option to renew this contract for an additional two (2) consecutive, one (1) year periods at the end of the service period. The total duration of this contract, including renewals, shall not exceed three (3) years.

28. Authorization to approve 100% fee waiver application for Sharyland ISD Top Ten Banquet – A. Lerma

Sharyland ISD hosts the Top Ten Banquet annually which was a high-profile incentive event for all students who strive for superior academic performance throughout their school career. It validated the years of hard work, dedication, and sacrifice made by the leading students.

This recognition went beyond simple grades, acknowledging students who demonstrate consistency and mastery across a broad curriculum. This banquet also highlighted students who exemplified qualities like perseverance, intellectual curiosity, and leadership, traits the district wanted to cultivate in the entire student body. Highlighting their achievements can inspire other students to engage more deeply with their studies and pursue challenging coursework.

The banquet event itself created a moment of collective pride, uniting families, teachers, and the local community in celebrating student success.

29. Authorization to accept grant award from the Office of the Governor for FY26 General Victim Assistance Grant Program to the Office of the Governor in the amount of \$40,000 with a 20% in-kind match contribution – Elizalde

On October 31, 2025 the Mission Police Department received notification of a grant award from the Texas Office of the Governor for the FY26 General Victim Assistance Grant Program. The award was in the amount of \$40,000 and required a 20% match (\$10,000) of the total grant

project, which would be supported through in-kind contribution. The funds would be used for the crime victim's assistant program through supporting victims with essentials such as clothing, shelter, food, minor home repairs and services. A corresponding budget amendment would be introduced at midyear.

30. Authorization to submit a grant application to the United States Tennis Association for the Tennis Venue Services Grant in the amount of \$60,000 with no match requirement – Elizalde

The Mission Parks & Recreation Department was seeking authorization to submit a grant application to the United States Tennis Association (USTA) for the Tennis Venue Services Grant. The city sought the support of a \$60,000 grant for the purpose of replacing and enhancing lighting at the tennis courts located at the Bentsen Palm Community Park. The program did not have a match requirement.

31. Approval of Resolution No. 2022 authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the Texas Citrus Fiesta Parade on Saturday, January 31, 2026 – Torres

The Texas Citrus Parade was scheduled for January 31st, 2026. The agreement was required by the Texas Department of Transportation for the closure of Texas Hwy 107 (Conway Ave.) between Two and a Half Mile Line Road and U.S. Interstate 2, and the 100 & 200 block of East & West U.S. Business Highway 83 (Eastbound). The Mission Police Department was responsible for securing the route to ensure the safety of both motorists and pedestrians.

32. Authorization to re-lease two (2) 2020 Ram 1500 Classic 4WD Crew Cab Tradesman units and one (1) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman unit from D&M Leasing Company (Buyboard #744-24) in the total amount of \$48,570.77- Avila

The City of Mission Fire department was seeking authorization to re-lease a total of two (2) 2020 Ram 1500 4WD Crew Cab Tradesman units (Schedule #51.10 and #52.10) and the Public Works department was also seeking authorization to re-lease one (1) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman unit (Schedule #53.10) from D&M Leasing Company (Buyboard contract #744-24). The units would be re-leased for an extended 12-month term. Monthly debt service (including principal and interest) would be \$982.87 per unit (Schedule #51.10 and #52.10) and \$751.50 per unit (Schedule #53.10). The total purchase capitalized cost for the leases amounted to \$48,570.77.

33. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2027 Commercial Motor Vehicle (CMV) Grant in the amount of \$45,000 with an estimated in-kind match amount of \$11,476.66 from the City – Torres

The Mission Police Department requested authorization to submit a grant application to the Texas Department of Transportation for the Commercial Motor Vehicle (CMV) Grant for fiscal year 2027, in the amount of \$45,000.00. This grant would require an estimated match amount of \$11,476.66 from the City of Mission. The match amount had previously been accepted by TXDOT via in-kind match through fringe benefits and administrative costs. This grant would assist the police department to focus on enforcement of commercial vehicle regulations, which was crucial for maintaining road safety and compliance.

34. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2027 STEP Comprehensive Enforcement Grant in the amount of \$45,000 with an estimated in-kind match amount of \$11,476.66 from the City – Torres

The Mission Police Department requests authorization to submit a grant application to the Texas Department of Transportation for the STEP Comprehensive Enforcement Grant for fiscal year 2027, in the amount of \$45,000.00. This grant would require an estimated match amount of \$11,476.66 from the City of Mission. The match amount had previously been accepted by TXDOT via in-kind match through fringe benefits and administrative costs. This funding would enhance our traffic enforcement measures and contribute to safer roadways for our community members.

35. Authorization to submit a FY 2027 grant application for \$150,000 to the Texas Department of Transportation (TXDOT) for a General Grant Proposal for an in-house registered nurse phlebotomy program, with an estimated in-kind match amount of \$37,558.00 – Torres

The Mission Police Department requested authorization to submit a grant application to the Texas Department of Transportation (TxDOT) for a general grant proposal, for FY2027. TXDOT's general grant proposal funds several projects, including our current phlebotomy program (Registered Nurse Grant). As part of this grant proposal, we would like to request \$150,000 to continue funding the current phlebotomy program (Registered Nurse Grant). The estimated match amount was \$37,558.00, pending approval from TXDOT. The City of Mission would request TxDOT's approval for an in-kind match (previously approved in another grant). By matching with in-kind, the City of Mission's cash match would be zero.

36. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 Impaired Driving Mobilization Grant, in the total amount of \$50,959.39, with a 21.51% in-kind match amount – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 Impaired Driving Mobilization Grant, in the amount of \$50,959.39. A total of \$40,000.00 grant funds allocated for the project. This grant would require a 21.51% match from the City of Mission, totaling \$10,959.39. The match amount had previously been accepted by TXDOT via in-kind match through fringe benefits and administrative costs. This funding would enhance our traffic enforcement measures and contribute to safer roadways for our community members.

37. Authorization to accept grant award for the FY25 from the Best Friends Animal Society Foundation in the amount of \$10,000.00 with no match requirement- Kotsatos

The City was requesting authorization to accept a grant award for the FY25 from the Best Friends Animal Society Foundation. The grant funds would be used to support the animal shelter city community initiatives. The grant would allow the acquisition of marketing, supplies and equipment needed for community event initiatives. The total grant requested was \$10,000.00 with no match requirement. A corresponding budget amendment would be introduced at midyear.

38. Authorization to enter into a Mutual Aid Agreement Between City of Mission Fire/EMS and Lone Star Ambulance, Inc. for EMS Provider Services at no cost to the city – Silva

The Mission Fire Department was seeking authorization to enter into a Mutual Aid Agreement between City of Mission Fire/EMS and Lone Star Ambulance, Inc. for EMS Provider Services.

This agreement would allow both agencies to share resources during peak demand, major incidents, or situations when primary units are unavailable. It strengthens regional interoperability, ensuring that residents received uninterrupted EMS care when additional

support was needed. By formalizing this partnership, the city enhanced operational readiness, improved patient outcomes, and reinforced its commitment to public safety through coordinated emergency response efforts.

39. Approval of 2nd Amendment to Interlocal Agreement between City of Mission Fire/EMS and Hidalgo County Office of Emergency Management for Emergency Medical Services – Silva

The Mission Fire Department EMS was seeking authorization of 2nd Amendment with Hidalgo County Office of Emergency Management to approve a one-year extension of rental of an emergency medical unit to provide additional service to the residents of Hidalgo County for \$10.00 a month beginning January 1, 2026 and terminating on December 31, 2026. 2nd Amendment to Interlocal was approved by the County of Hidalgo on November 10, 2025.

40. Authorization to finance a 2500 HD 2026 Chevy Silverado and a 2026 Chevy Silverado 1500 both units fully equipped from D&M Commercial Leasing via Buy Board Contract #744-24 for a total cost of \$167,190.50 with a financed monthly cost of \$3,418.45 for five (5) years – Silva

Authorization to finance a 2500 HD 2026 Chevy Silverado and a 2026 Chevy Silverado 1500 both fully equipped with emergency lighting and essentials from D&M Commercial Leasing via Buy Board Contract #744-24 for a total cost of \$167,190.50 with a financed monthly cost of \$3,418.45 for five (5) years. One vehicle would be assigned to Fire Prevention for use by Fire Investigators, and the second vehicle would be assigned to the EMS Captain.

These vehicles would support essential operational functions within the Fire Department. The Fire Prevention unit required a dedicated vehicle to ensure timely response to investigations and inspections, while the EMS Captain needed reliable transportation to effectively oversee emergency medical operations, provide on-scene support, and enhance overall service delivery. The finance option offered immediate access to updated, dependable vehicles without the upfront expense of purchasing new units.

41. Approval and authorization, via interlocal agreement, to pay the FY 2025–2026 radio subscription to the Rio Grande Valley Communications Group, totaling \$90,816.00, and to ratify the Police Department portion of \$65,280.00 (Fire Department: \$25,536.00) – Silva

Approval and authorization, via interlocal agreement, to pay the FY 2025–2026 radio subscription invoice to the Rio Grande Valley Communications Group for the Mission Police Department and Mission Fire Department. The subscription included full-time service for 473 police radio units, 133 fire radio units, and five (5) radio consoles for the Police Department's Communications Center. The one-year subscription to the Regional Communications System totals \$90,816.00 for the Mission Police Department of which \$65,280.00 required ratification and \$25,536.00 for the Mission Fire Department.

42. Authorization to Purchase Minor Equipment to be Utilized for our Brush Trucks from Siddons – Martin Emergency Group via Buy Board Contract #698-23 at an Estimated Cost of \$76,063.58 – Silva

The Mission Fire Department was seeking authorization to Purchase Minor Equipment to be Utilized for our Brush Trucks from Siddons – Martin Emergency Group via Buy Board Contract #698-23 at an estimated cost of \$76,063.58 This equipment was critical to enhancing the operational efficiency, safety, and readiness of our fire crews. It would ensure our personnel

were properly equipped to respond effectively to emergency situations, maintained compliance with current standards, and support the longevity and performance of our apparatus.

43. Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. – Cervantes

This subdivision was located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. The proposed Holland Estates Subdivision Phase III consisted of 60 townhome lots (2 being common lots – 60 & 50). The internal streets would be public. Peace Avenue would connect to the existing street stub to Tabasco Subdivision situated on the North side of this development. Water and Sewer services would be provided by the City of Mission. Stormwater drainage requirements meet the current standard for a 50-year storm event. The Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre) would be imposed. Water District Exclusions and all other format findings would be complied with prior to the City Council approval. All items on the subdivision checklist would be addressed prior to the recording of the plat.

44. Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. – Cervantes

This development was located on approximately $\frac{3}{4}$ of a mile North of Military Road on the West side of S. Inspiration Road. Las Palmas at Bentsen Palm Phase I would be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond. This subdivision would have 2 access points both being from S. Inspiration Road. All internal streets would be private 32' B-B with curb and gutters within 50' right-of-way's. Water and sanitary sewer would be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department had reviewed and approved the drainage report. The tract of land was currently zoned Planned Unit Development (PUD) where the developer had designed the subdivision per their master plan for this area. The imposed fees included Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval.

45. Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83. Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc. – Cervantes

The property was located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374). The tract of land was currently zoned Multifamily Residential District (R-3) where the developer had designated a section for the construction of duplexes and fourplexes and a portion for townhouses. This development would be consisting of 20 duplex-fourplex lots and 89

townhome lots and 3 common areas. This subdivision would have 3 access points all being from Walsh Avenue. All internal streets would be public and be paved within 60' right-of-way's to include 2 alleys. Water and sanitary sewer would be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision would not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 138.860 cu. ft. of detention had been provided by Hidden Hills Estate Subdivision. The Engineering Department had reviewed and approved the drainage report. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist would be addressed prior to the recording of the plat.

46. Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, located along the West side of N. Bryan Road, approximately 2,505 feet North of Mile 2 Road. Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc. – Cervantes

This development was located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road. The Estates at Bryan Subdivision would be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds. This subdivision would have 1 main access point being from N. Bryan Road. The internal street would be a private 32' B-B with curb and gutters within a 50' right-of-way. Water and sanitary sewer would be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff would not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention would be provided within the proposed detention ponds. The Engineering Department had reviewed and approved the drainage report. The tract of land was currently zoned Large Lot Single Family Residential District (R-1A). The average lot would measure 150'x140' consistent with the R-1A zoning. The imposed fees included Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist would be addressed prior to the recording of the plat.

47. Plat Approval for Tanglewood at Bentsen Palm Phase V Subdivision, being a tract of land containing 11.688 acres, out of Lot 14, Del Monte Irrigation Co. Subdivision, located 150 feet East of the intersection of Falcon Drive & Kingfisher Lane. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. – Cervantes

The property was located approximately 150 feet East of the intersection of Falcon Drive, Kingfisher Lane. This development consisted of 42 single-family residential lots. Water and sewer services would be provided by the City. There was a total of 3 fire hydrants via direction of the Fire Marshall. The internal streets were 32 feet back-to-back within a 50 feet right-of-ways. Access was from Falcon Drive. The storm system would discharge into an existing H.C.I.D No. 18 drain ditch, which was widened by Tanglewood Phase III to accommodate future phases. The subdivision was ready for recording.

48. Plat Approval: Sonoma Ranch Subdivision Phase II, A tract of land containing 16.14 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland located along the East side of Mayberry Road approximately 2,000 feet North of W. Mile 2 Road, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering – Cervantes

The subdivision was located along the East side of Mayberry Road approximately 2,000 feet North of W. Mile 2 Road adjacent to the North of Sonoma Ranch Subdivision Phase I. This development consisted of 74 single family residential lots and 1 detention pond. Water and sewer services would be provided by the City. There was a total of 6 fire hydrants via direction of the Fire Marshall. The internal streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision was accessible from N. Mayberry Road and from the continuation of two streets from Sonoma Ranch Subdivision Phase I. All internal streets would be public. Storm water would be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department had reviewed and approved the drainage report and design. The subdivision was ready for recording.

49. Approval of Resolution # 2023 distributing 64 authorized votes for the election of Appraisal District Board of Directors for 2026-2029 – Carrillo

The City of Mission may cast all of their 64 authorized votes for one candidate or distribute the votes among any number of candidates. The candidates were as follows: Richard A. Garza, George Martinez, David Moreno and Joe D. Olivarez. Recommendation of votes was as follows – Richard A. Garza, 22 votes; George Martinez, 21 votes and Joe D. Olivarez, 21 votes.

50. Authorization to Acquire and Finance a Peterbilt 520 Heil Front-End Loader Unit from Rush Truck Centers through BuyBoard Contract #723-23, Financed under Government Capital Corporation Pursuant to Local Government Code Section 271.005 at a total cost of \$398,898.00 – Mendiola

Staff sought authorization to acquire and finance the purchase of a Peterbilt 520 Heil Front-End Loader Unit from Rush Truck Centers through BuyBoard Contract #723-23 at a total cost of \$398,898.00, plus a \$400 BuyBoard administrative fee per purchase order. Public property financing would be arranged through Government Capital Corporation pursuant to Local Government Code Section 271.005. The attached financing proposal provided three term options (5-year, 7-year, and 10-year). Staff recommended selecting the 7-year financing term, which resulted in annual payments of \$69,498.15 at an interest rate of 5.224%. This acquisition would enhance the department's operational efficiency and would replace the front-end loader unit previously lost in a vehicular accident

51. Approval of Memorandum of Understanding between the City of Mission and the State of Texas for all special response teams under the State of Texas Emergency Management Assistance Teams (TEMAT) program – Mendiola

The agreement allowed local agencies to nominate and authorize personnel to be rostered and deployed as members of coordinated emergency response teams. These team members may be activated to support statewide or regional operations during emergencies or critical incidents.

By participating in the TEMAT program, our community becomes both a contributor to and a beneficiary of a more efficient, integrated, and responsive statewide emergency management system. Participation also offered personnel valuable opportunities for training, deployment in real-world operations, and the chance to bring back critical experience and best practices to strengthen local preparedness.

52. Approval for Procession Route for Walk with Christ on January 24, 2026 along Conway Ave from Griffin Pkwy to Alton Police Department – Bentsen

Seeking approval for a processional route along Conway Ave starting in the City of Mission at Griffin Pkwy., thru the City of Palmhurst, culminating at City of Alton Police Department walk was to take place on January 24, 2026. Purpose of this Christian walk was to inspire hope, purpose

and unity and to re-establish connection between people and to transform citizens of the RGV and inspire change. Support would be provided from more than 14 local churches with an expected attendance of 180-220 participants. This route was not one of the selected routes for 5 K Runs as approved by City Council August 4, 2025. Organizers had agreed to pay for needed security to be provided by Mission Police Department.

Councilwoman Ortega moved to approve all consent agenda items 20 thru 52 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

APPROVALS AND AUTHORIZATIONS

53. Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC – Cervantes

The subdivision was redesigned and there were no variances being requested. This site was located along the West side of Los Ebanos Road, approximately 470 feet North of S. Mile One Road. The Laguna Heights Subdivision would be a private subdivision consisting of 140 single-family residential lots, and 2 common areas. The land use for this subdivision was consistent with surrounding single-family residential lots. The subdivision would have frontage to Los Ebanos and S. Mile One Roads both to be improved by the developer and widened as indicated by the Thoroughfare Plan. All internal streets would be private to be maintained by the HOA. Water and sanitary sewer would be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond, and ultimately outfling to the Hidalgo County Drainage District No. 1 Tierra Dorado Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development was 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF). The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre), Street widening improvements or escrows along Los Ebanos and S. Mile One Roads, and all other format findings would be complied with prior to plat recording.

Staff and Co-Interim City Managers recommended approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Los Ebanos and S Mile One Roads street widening improvements or escrows, and approval of the infrastructure from the different City departments as per the approved construction plans.

Councilwoman Gerlach moved to approve the Plat Approval Subject to Conditions with no variance request Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC. Motion was seconded by Councilman Vela and approved unanimously 4-0.

54. Board Appointments – Ambulance Board, Citizen Advisory Committee, Civil Service Commission, Keep Mission Beautiful Beautification Committee, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, and Zoning Board of Adjustments – Carrillo

Ambulance Board – re-appoint Kane Dawson, Alvin Patina, Dr. Ivan Melendez and Tim Brown.

Citizens Advisory Committee – appoint Bernice Mariel Gonzalez to replace Francisco Cadena who resigned.

Civil Service Commission – re-appoint Guillermo Delgadillo.

Keep Mission Beautiful – re-appoint Luis Ortega and Cesar Omar Aguilar and appoint Christie Gonzalez to the vacant position.

Parks and Recreation Board – re-appoint Mark Minton and Maggie Guajardo-Pena.

Planning and Zoning – re-appoint Kevin Michael Sanchez and appoint David Julian Villarreal to replace Omar Guevera.

Shary Municipal Golf Course – re-appoint Benjamin Lau and Tom Lee.

Speer Memorial Library Board – re-appoint Cynthia Leon, Elizabeth Garza and Peri Ann Huntley.

Tax Increment Reinvestment Board – re-appoint Dennis Burleson, Hector Moreno and Albert Chapa and appoint Dr. Noel Garza to replace Efrain Reyna, Jr. who resigned.

Traffic Safety Committee – Re-appoint Rodolfo Trevino, Gilbert Salinas and appoint Orlando Barrera to replace Brandon Lau who resigned.

Zoning Board of Adjustments – re-appoint Humberto Garza and Dolly Elizondo.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve the Board Appointments – Ambulance Board, Citizen Advisory Committee, Civil Service Commission, Keep Mission Beautiful Beautification Committee, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, and Zoning Board of Adjustments. Motion was seconded by Councilman Vela and approved unanimously 4-0.

55. Acceptance of Quarterly Report of Investments for the Quarter ending June 30, 2025 and September 30, 2025 including interest earned. – Roman

Acceptance of quarterly report required by the Public Funds Investment Act Section 2256.023 of the Texas Government Code on the total investments for the quarter ending June 30, 2025 and September 30, 2025. The total activity in investment balances for the period were \$8,000,000 in increases and total decreases were \$6,182,797.59, with a net of \$1,817,202.41 for the quarter ending June 30, 2025 and September 30, 2025. The total interest earned on all funds year to date was \$250,298.38.

This report of the City's investment portfolio was in compliance with State Law and the investment strategy and policy approved by the City Council.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to accept the Quarterly Report of Investments for the Quarter ending June 30, 2025 and September 30, 2025 including interest earned. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

56. Presentation of September 2025 Budget to Actual Report – Roman

Staff and Co-Interim City Managers recommended approval of the presentation.

Presentation only. No action taken.

57. Authorization to submit written notice to the Texas Coalition for Affordable Power, Inc. (TCAP) stating the City of Mission's intent to exit TCAP upon completion of the current energy procurement cycle ending December 31, 2027- Garcia

The City of Mission was currently participating in the Texas Coalition for Affordable Power, Inc. (TCAP) under a Professional Services Agreement and a Commercial Electricity Service Agreement (CESA) through December 31, 2027.

TCAP had notified participating members that any entity wishing to discontinue participation in the next energy procurement cycle (2028–2032) must submit formal written notice no later than December 31, 2025. Submitting timely notice allowed the City to complete the current procurement cycle without penalty while ensuring the City was not included in TCAP's future electricity procurements.

Staff was seeking authorization to issue the required written notice indicating the City of Mission's intent to exit TCAP at the conclusion of the current energy procurement cycle on December 31, 2027. This action did not terminate the existing agreement early and did not trigger early-termination damages. The City would continue receiving TCAP services through the end of the current cycle.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega requested to discuss this item in Executive Session.

After reconvening from executive session Councilwoman Ortega moved to submit written notice to the Texas Coalition for Affordable Power, Inc. (TCAP) stating the City of Mission's intent to exit TCAP upon completion of the current energy procurement cycle ending December 31, 2027 as recommended by staff. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

58. Discussion regarding Section 500.06 of the City of Mission Personnel Policy related to Vacation leave – Garcia

Staff was requesting discussion regarding Section 500.06 of the City of Mission Personnel Policy, which governed vacation leave. This item was presented to allow for a comprehensive review of the current provisions, address any operational concerns or inconsistencies, and determine whether amendments, clarifications, or updates to the policy are warranted to ensure uniform application across all City departments and alignment with organizational needs.

Staff and Co-Interim City Managers recommended approval.

Mayor Garza requested to discuss this item in Executive Session

After reconvening from executive session Councilwoman Gerlach moved to table Discussion regarding Section 500.06 of the City of Mission Personnel Policy related to Vacation leave. Motion was seconded by Councilwoman Ortega and approved unanimously 3-0.

UNFINISHED BUSINESS

None

At 5:59 p.m., Councilman Vela motioned to move into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

EXECUTIVE SESSION

Councilman Vela stepped out of the meeting at 7:59 p.m.

At 7:59 p.m., Councilwoman Ortega motioned to reconvene. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

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 (Personnel Matters) regarding City Attorney's resignation

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.071 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission.

No Action

ADJOURNMENT

At 8:01 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 3-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary