



MINUTES

PRESENT:

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

ALSO PRESENT:

Beth Barnes
Lea Juarez
Noel Salinas
Jacob Espinoza
Mario Munoz
Art Garza
Matt Wilson
Javier Covarrubias
Omar Rodriguez
Patricia Perez Gallardo
Maurice Hernandez

STAFF PRESENT:

R. Gonzalez, Police Officer
Amy Tijerina, Events Manager
Mary Hernandez, Veterans Cemetery Director
Cynthia Lopez, Museum Director

ABSENT:

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
David Flores, Asst. City Manager
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Angie Vela, Finance Director
Adrian Garcia, Fire Chief
Michael Elizalde, Director of Grants & Strategic Dev.
Susie De Luna, Planning Director
Alex Hernandez, Assistant Planning Director
Noemi Munguia, HR Director
Robert Hinojosa, Director of Organizational Dev.
Joe Enriquez, Utilities Manager
Rick Venecia, Boys & Girls Club Director
Abram Ramirez, IT Director
Abel Bocanegra, P.E., City Engineer
Cesar Torres, Chief of Police
Frank Cavazos, Deputy Fire Chief
Joanne Longoria, CDBG Director
JC Avila, Fleet Director
Yenni Espinoza, Library Director
Jesse Mares, Facilities Supervisor
Aida Lerma, Arts & Cultural Tourism Director
Roel Mendiola, Sanitation Dept. Director
Jesse Lerma Civil Service Director
Kenia Gomez, Media Relations Director
Stephen Kotsatos, Health Director
JC Avila, Fleet Director
Jose Silva, Internal Auditor
Brad Bentsen, Parks & Recreation Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Garza Gonzalez called the meeting to order at 4:35 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Jessica Ortega led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Proclamation - Cervical Health Awareness Month – Carrillo

Councilwoman Ortega moved to approve the Proclamation – Cervical Health Awareness. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

2. Proclamation - Fire Fighters Cancer Awareness Month - A. Garcia

Councilwoman Ortega moved to approve the Proclamation – Fire Fighters Cancer Awareness Month. Motion was seconded by Mayor Pro Tem Ruben Plata and approved unanimously 5-0.

3. November 2023 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, presented Monica Gonzalez as the Employee of the Month for the month of November. Ms. Gonzalez was nominated by Michael Elizalde, Executive Director of Grants and Strategic Development, for her professionalism and her natural ability to be a public servant. Ms. Gonzalez always had a positive attitude and a willingness to help everyone meet their needs by finding visionary programs to assist with departmental needs. She was constantly advocating for the city's needs.

4. Presentation by American Legion Post 93 – Venecia

Mr. J.J. Garza, 2nd Vice Command of American Legion Post 93, presented the Mission Boys & Girls Club with a \$5,000 donation. Mr. Garza stated that every year American Legion Post 93 makes several donations to different entities. This year, they had already donated to Red Cross and now the Boys & Girls Club of Mission. They were also hoping to donate to the Boys Scouts.

5. Presentation by Texas Citrus Fiesta – Tijerina

Amy Tijerina, Events Manager, was honored to present the Texas Citrus Board Members and some of the Royal Court. Ms. Tijerina introduced Amanda O'caña, Texas Citrus Fiesta Board Vice President. Ms. O'caña thanked the city and the council for its continuous support. She stated that it would be an exciting month with a lot of events celebrating the Texas Citrus Fiesta. On behalf of the board and royal court, she presented Mayor Garza with a basket of goodies.

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

Brenda Enriquez, Mission Chamber of Commerce President, spoke about upcoming events such as: Murdochs Job Fair on January 9th & 10th at the Mission Chamber of Commerce, Ribbon Cutting on January 12th for El Patio De La Casa De Mi Abuela, Ribbon Cutting on

January 29th for Lilly's Beauty Lounge, Power of Business Planning Webinar and Smart Start series.

7. Departmental Reports – Perez

Mayor Pro Tem Ruben Mayor Pro Tem Plata moved to approve Departmental Reports. Motion was seconded by Councilman Vela and approved unanimously 5-0.

8. Citizen's Participation - Garza

None

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

9. Rezoning: A tract of land containing 6.33, being a part or Porcion 52, (PUD) Planned Unit Development to (R-3) Multi-Family Residential, Amigos Del Valle, Inc., and Adoption of Ordinance #5413 - De Luna

On November 20, 2023, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located ½ mile south of Mile One South and Inspiration Road along the west side of Inspiration. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve Rezoning: A tract of land containing 6.33, being a part or Porcion 52, (PUD) Planned Unit Development to (R-3) Multi-Family Residential, Amigos Del Valle, Inc., and Adoption of Ordinance #5413. Motion was seconded by Councilman Vela and approved 4-1, with Mayor Garza abstaining due to serving on the Amigos del Valle Board.

ORDINANCE NO. 5413

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING BEING A TRACT OF LAND CONTAINING 6.33 ACRES, BEING
A PART OR PORTION OF PORCION 52, (PUD) PLANNED UNIT DEVELOPMENT TO (R-3)
MULTI-FAMILY RESIDENTIAL

10. Rezoning: A 0.2066 acre tract of land, more or less, out of Lot 192, John H. Shary Subdivision, of Porciones 58, 59, & 60 (aka Lot 3, Glasscock Acres U/R), (R-1) Single Family Residential to (R-2) Duplex-Fourplex Residential, Jacob Lee Espinoza, and Adoption of Ordinance #_____ - De Luna

On November 20, 2023, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located 100 feet North of E. 4th Street along the West side of N. Glasscock Road. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to drainage, fire protection and trash. The board unanimously recommended approval.

Staff and City Manager recommended denial.

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

Jacob Espinoza, applicant, stated that he wanted to build apartments in this area and was willing to comply with any city requirements.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to deny the Rezoning: A 0.2066 acre tract of land, more or less, out of Lot 192, John H. Shary Subdivision, of Porciones 58, 59, & 60 (aka Lot 3, Glasscock Acres U/R), (R-1) Single Family Residential to (R-2) Duplex-Fourplex Residential, Jacob Lee Espinoza, and Adoption of Ordinance #____. Motion was seconded by Councilman Vela and denied unanimously 5-0.

11. Rezoning: A 2.0 gross acre tract of land, more or less, carved out of a part of Lots 4 & 5, J.E. Leslie Subdivision, (C-3) General Business to (R-1T) Townhouse Residential, Olbein J. Ramos Jr., and Adoption of Ordinance #5414 - De Luna

On November 20, 2023, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located 490' South of E Business Highway 83 along the West side of N. Taylor Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the Rezoning: A 2.0 gross acre tract of land, more or less, carved out of a part of Lots 4 & 5, J.E. Leslie Subdivision, (C-3) General Business to (R-1T) Townhouse Residential, Olbein J. Ramos Jr., and Adoption of Ordinance #5414. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5414

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING BEING A 2.0 GROSS ACRE TRACT OF LAND, MORE OR LESS,
CARVED OUT OF A PART OF LOTS 4 & 5, J.E. LESLIE SUBDIVISION, (C-3) GENERAL
BUSINESS TO (R-1T) TOWNHOUSE RESIDENTIAL

12. Conditional Use Permit: Build a Pool House, 2505 San Lorenzo, Lot 17, Sharyland Plantation Village San Miguel Ph. 8, PUD, Arnulfo R. Achirica, and Adoption of Ordinance # 5415 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 460' off of the Santa Monica & San Lorenzo intersection along the north side of San Lorenzo. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Build a Pool House, 2505 San Lorenzo, Lot 17, Sharyland Plantation Village San Miguel Ph. 8, PUD, Arnulfo R. Achirica, and Adoption of Ordinance #5415. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5415

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT BUILD A POOL HOUSE, 2505 SAN LORENZO,
LOT 17, SHARYLAND PLANTATION VILLAGE SAN MIGUEL PH. 8

13. Conditional Use Permit: Mobile Food Truck – Kabubi Arabian Tacos & Gyros, 2509 Colorado Street, Ste. 202, Lot 1, Block 2, Santa Lucia Development, C-3, Michel J. Abou Yakzan, and Adoption of Ordinance #5416 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Mobile Food Truck – Kabubi Arabian Tacos & Gyros, 2509 Colorado Street, Ste. 202, Lot 1, Block 2, Santa Lucia Development, C-3, Michel J. Abou Yakzan, and Adoption of Ordinance #5416. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5416

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT MOBILE FOOD TRUCK – KABUBI ARABIAN
TACOS & GYROS AT 2509 COLORADO STREET, STE. 202, LOT 1, BLOCK 2, SANTA
LUCIA DEVELOPMENT

14. Conditional Use Permit: Xulcan Event Center, 2813 E. Griffin Parkway, Suite C, Lot 1, Adams Crossing, C-3, Xulcan Event Center c/o Antonio Izaguirre, and Adoption of Ordinance #5417 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the NE corner of Griffin Parkway & Taylor Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Xulcan Event Center, 2813 E. Griffin Parkway, Suite C, Lot 1, Adams Crossing, C-3, Xulcan Event Center c/o Antonio Izaguirre, and Adoption of Ordinance #5417. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5417

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT XULCAN EVENT CENTER AT 2813 E. GRIFFIN
PARKWAY, SUITE C, LOT 1, ADAMS CROSSING

15. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Tommasino Pizza, Pasta & Vino, 2100 E. Griffin Parkway, Lots 1 & 2, Block 2, Springfield Ph. I Commercial, C-3, Tommasino Ristorante, LLC c/o Javier D. Covarrubias, Adoption of Ordinance #5418 and Wet Zone Ordinance #5419 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located on the southeast corner of Creek Run and Griffin Parkway (FM 495) along the south side of Griffin Parkway. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Tommasino Pizza, Pasta & Vino, 2100 E. Griffin Parkway, Lots 1 & 2, Block 2, Springfield Ph. I Commercial, C-3, Tommasino Ristorante, LLC c/o Javier D. Covarrubias, Adoption of Ordinance #5418 and Wet Zone Ordinance #5419. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5418

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 – TOMMASINO PIZZA, PASTA & VINO AT 2100 E. GRIFFIN
PARKWAY, LOTS 1 & 2, BLOCK 2, SPRINGFIELD PH. I COMMERCIAL

ORDINANCE NO. 5419

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING
ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC
BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF
MISSION TO INCLUDE THE PREMISES LOCATED AT
2100 E. GRIFFIN PARKWAY - TOMASSINO PIZZA, PASTA & VINO

16. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria, 308 N. Shary Road, Ste. A, Lot 1, Sundance Crossing, C-3, Las Calles De Mexico, LLC c/o Stephanie Carrillo, Adoption of Ordinance #5420 and Wet Zone Ordinance #5421 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 214' south of E. 4th Street along the east side of Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria, 308 N. Shary Road, Ste. A, Lot 1, Sundance Crossing, C-3, Las Calles De Mexico, LLC c/o Stephanie Carrillo, Adoption of Ordinance #5420 and Wet Zone Ordinance #5421. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5420

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 – LAS CALLES DE MEXICO TAQUERIA AT 308 N. SHARY ROAD, STE. A, LOT 1, SUNDANCE CROSSING

ORDINANCE NO. 5421

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE PREMISES LOCATED AT 308 N SHARY ROAD, STE. A – CALLES DE MEXICO TAQUERIA

17. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Whistling Duck, 1603 E. Griffin Parkway, Lots 10 & 11, Block 3 Shary Gardens Subdivision, C-3, Whistling Duck, Inc., and Adoption of Ordinance#5422 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located near the NW corner of Garden View Drive and Griffin Parkway (F.M. 495). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Whistling Duck, 1603 E. Griffin Parkway, Lots 10 & 11, Block 3 Shary Gardens Subdivision, C-3, Whistling Duck, Inc., and Adoption of Ordinance#5422. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5422

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 – WHISTLING DUCK AT 1603 E. GRIFFIN PARKWAY, LOTS 10 & 11, BLOCK 3, SHARY GARDENS SUBDIVISION

18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages– The Grove at Sharyland Bar & Grill, 2402 Brock Street, Unit 2, Lots 21 & 22, Sharyland Center (aka Shary Business Center Condos Unit 3), C-3, Grove at Sharyland c/o Mauricio Hernandez, and Adoption of Ordinance#5423 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located within a commercial plaza approximately 420' south of Griffin Parkway along the east side of Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Councilman Vela moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages– The Grove at Sharyland Bar & Grill, 2402 Brock Street, Unit 2, Lots 21 & 22, Sharyland Center (aka Shary Business Center Condos Unit 3), C-3, Grove at Sharyland c/o Mauricio Hernandez, and Adoption of Ordinance#5423. Motion was seconded by Councilwoman Marissa Ortega-Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5423

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 – THE GROVE AT SHARYLAND BAR & GRILL AT 2402 BROCK STREET, UNIT 2, LOTS 21 & 22, SHARY BUSINESS CENTER (AKA SHARY BUSINESS CENTER CONDOS UNIT 3)

19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages & Drive Thru Service Window – El Ronco Servi-Car, 1728 W. Griffin Parkway, Lot B, Girasol Estates Subdivision, C-3, Ismael Reyes, and Adoption of Ordinance#5424 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located on the NW corner of Salinas Drive & W. Griffin Parkway. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages & Drive Thru Service Window – El Ronco Servi-Car, 1728 W. Griffin Parkway, Lot B, Girasol Estates Subdivision, C-3, Ismael Reyes, and Adoption of Ordinance#5424. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5424

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 & DRIVE THRU SERVICE WINDOW – EL RONCO SERVI-CAR AT 1728 W. GRIFFIN PARKWAY, LOT B, GIRASOL ESTATES SUBDIVISION

20. Conditional Use Permit Renewal: Drive Thru Service Window – Panaderia Donato, 3003 N. Conway Avenue, Lot 1, Husain Subdivision, C-3, Jorge A. Melesio, and Adoption of Ordinance#5425 - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located approximately ¼ of a mile south of W. Mile 2 Road along the west side of Conway Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal: Drive Thru Service Window – Panaderia Donato, 3003 N. Conway Avenue, Lot 1, Husain Subdivision, C-3, Jorge A. Melesio, and Adoption of Ordinance#5426, for life of use. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE DRIVE THRU SERVICE WINDOW – PANADERIA DONATO AT 3003 N. CONWAY AVENUE, LOT 1, HUSAIN SUBDIVISION

21. Preliminary Final Re-Plat Approval: KMDG Subdivision, Being a 1.364 acre tract, A replat of Lots 3-9, of Morwill Heights Subdivision, C-3, Developer: Luis L. Khit, Engineer: SOTEX Engineering, LLC - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the replat. The subject site was located approximately 430' south of E. 8th Street on the west side of Bryan Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval. Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Preliminary Final Re-Plat Approval: KMDG Subdivision, Being a 1.364 acre tract, A replat of Lots 3-9, of Morwill Heights Subdivision, C-3, Developer: Luis L. Khit, Engineer: SOTEX Engineering, LLC. Motion was seconded by Councilman Vela and approved unanimously 5-0.

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

22. Approval of Minutes – Carrillo

Special Meeting – December 18, 2023 and December 28, 2023

Regular Meeting – December 18, 2023

23. Acknowledge Receipt of Minutes – Perez

Mission Civil Service Commission – November 6, 2023

Youth Advocacy Advisory Board – October 10, 2023

Mission Tax Increment Reinvestment Zone – October 24, 2023

Mission Redevelopment Authority – October 24, 2023

Mission Economic Development Corporation – October 25, 2023

Mission Economic Development Authority – August 30, 2023

Parks & Recreation Board – October 10, 2023

Keep Mission Beautiful – October 17, 2023

24. Approval of Resolution No. 1872 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 – Torres

The Texas Citrus Parade was scheduled for January 27, 2024. The agreement was required by the Texas Department of Transportation for the closure of Texas Highway 107 (Conway Avenue) between the Two and a Half Mile Line and Interstate 2, the 100 and 200 Block of West Tom Landry and the 100 and 200 Block of West Business Highway 83. The Mission Police Department was responsible for securing the route to ensure the safety of both motorists and pedestrians.

RESOLUTION NO. 1872

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR THE TEXAS CITRUS FIESTA PARADE AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

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

City of Mission and Mission CISD desired to enter into an Interlocal Agreement for the purpose for the use of the Natatorium Facility at Bannworth Park located at 1822 North Shary Road and Mayberry Pool Facility located at 115 South Mayberry Road by both Mission CISD Jr. High Schools and Sr. High Schools. The agreement was for the 2023-2024 school year at a cost determined by pool use at the end of the 2023-2024 swim season if needed.

26. Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Insight utilizing DIR-TSO-4167, DIR-CPO-5030, DIR-CPO-4877, DIR-TSO-3763, DIR-TSO-4160, DIR-TSO-4343, OMNIA Contract - # 23-6692-03 – Ramirez

Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Insight utilizing DIR-TSO-4167, DIR-CPO-5030, DIR-CPO-4877, DIR-TSO-3763, DIR-TSO-4160, DIR-TSO-4343, OMNIA Contract - # 23-6692-03.

2023-2024 budget year spend estimated to be 40,000 exceeding the \$25,000 threshold requiring city council approval.

27. Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Telepro utilizing TIPS Contract # 230105 and 230202 – Ramirez

Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Telepro utilizing TIPS Contract # 230105 and 230202.

2023-2024 budget year spend estimated to be 60,000 exceeding the \$25,000 threshold requiring City Council Approval.

28. Authorization to Solicit for bids for Electrical Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant & Water Distribution – Bocanegra

Staff was seeking authorization to solicit bids for Electrical Repair & Maintenance Services (Emergency Services) needed by the Public Works Department for Water Treatment Plants, Wastewater Treatment Plant & Water Distribution.

29. Approval of First Amendment to the Funding Agreement with the Greater Mission Chamber of Commerce, Inc. – Vela

The City agreed to pay the Chamber Hotel Occupancy Tax Funds in the annual sum of \$310,000.00 payable in quarterly installments. Such payments would be dependent upon and shall not exceed the availability of Hotel Occupancy Revenues for the fiscal year contracted.

Payment for services to the Chamber shall be based upon requests for reimbursement with proper documentation. Payment would be made in compliance with and as required by state legislative law, and as amended. The City shall have the right to audit and inspect the Chamber's record in order to verify expenditures.

30. Authorization to purchase a 2024 Polaris Xpedition via TIPS contract 210907- Torres

The Mission Police Department was seeking authorization to purchase a 2024 Polaris Xpedition from Boswell Elliff Ford LT Boswell LLC, via TIPS contract # 210907. The purchase cost amount was \$47,694.00. The purchase would be paid with Police Federal Sharing.

31. Approval of Ordinance # 5426 amending Chapter 50 Libraries, Article II, Section 50-32 Composition; Appointment of the City of Mission Code Ordinances – Carrillo

Speer Memorial Library Board had requested to change the number of members from nine (9) to seven (7) members. Reducing the number of members will facilitate meeting quorum to conduct meetings.

ORDINANCE NO. 5426

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING CHAPTER 50 LIBRARIES, ARTICLE II SECTION 50-32 COMPOSITION; APPOINTMENT

32. Approval of Ordinance #5427 amending Chapter 70 Parks and Recreation, Article II, Parks and Recreation Board, Section 70-42, Composition of the City of Mission Code Ordinances - Carrillo

Parks and Recreation Board currently consists of seven members, recommendation was to increase to a nine-member board. The increase of members would add additional support to the new All-Inclusive Park, programs and activities as needed by the community.

ORDINANCE NO. 5427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING CHAPTER 70 PARKS AND RECREATION, ARTICLE II PARKS AND RECREATION BOARD, SECTION 70-42 COMPOSITION

Mayor Pro Tem Plata moved to approve all consent agenda items 22 thru 32 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

33. Preliminary Plat Approval: Retama Phase VI Subdivision, Being 9.173 acres out of Lot 14 Del Monte Irrigation Co. Subdivision, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the subdivision. The subject site was located on the SE corner of Bentsen Palm Dr. and Military Parkway East. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat Approval: Retama Phase VI Subdivision, Being 9.173 acres out of Lot 14 Del Monte Irrigation Co. Subdivision, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

34. Preliminary Plat Approval: Holland Terrace Subdivision, Being a Subdivision of a 4.50 acre tract of land out of Lot 25-5, West Addition to Sharyland Subdivision, R-1T, Developer: JJAB Family Limited Partnership, Engineer: Spoor Engineering Consultants, Inc. - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the subdivision. The subject site was located on the east side of Holland Avenue approximately 600' north of Griffin Parkway. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Preliminary Plat Approval: Holland Terrace Subdivision, Being a Subdivision of a 4.50 acre tract of land out of Lot 25-5, West Addition to Sharyland Subdivision, R-1T, Developer: JJAB Family Limited Partnership, Engineer: Spoor Engineering Consultants, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

35. Preliminary Plat Approval: La Villita Estates No. 3, A 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Rural E.T.J, Developer: COMAREX, LLC, Engineer: Pablo Soto, Jr. P.E. - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the subdivision. The subject site was located 330' east of the intersection of Mile 6 North Road and Los Ebanos Road on the north side of Mile 6 North Road (Mission Rural ETJ). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat Approval: La Villita Estates No. 3, A 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Rural E.T.J, Developer: COMAREX, LLC, Engineer: Pablo Soto, Jr. P.E.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

36. Final Plat Approval: Brushline Meadows Subdivision, A 17.62 acre tract of land being all of Lot 91, and the south 7.62 acres out of Lot 92, The Nick Doffing Co. Subdivision No. 1, Rural ETJ, Developer: 1960 Investment Company, LLC, Engineer: Nain Engineering, LLC - De Luna

On October 24, 2022, the Mission City Council held a Public Hearing to consider the Preliminary Plat Approval for Brushline Meadows Subdivision. The subject site was located at the southeast corner of Mile 7 North and Brushline Road. There was no public opposition during the City Council meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Final Plat Approval: Brushline Meadows Subdivision, A 17.62 acre tract of land being all of Lot 91, and the south 7.62 acres out of Lot 92, The Nick Doffing Co. Subdivision No. 1, Rural ETJ, Developer: 1960 Investment Company, LLC, Engineer: Nain Engineering, LLC. Motion was seconded by Councilman Vela and approved unanimously 5-0.

37. Consider a Variance request to allow an installation of septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABA Investments, LP - De Luna

On December 13, 2023 the Planning and Zoning Commission held a Public Hearing to consider the variance request. The subject site was located along the south side of Military Parkway, approximately 400' west of F.M. 1016 (Conway Avenue)

On November 8, 2023 staff received a letter from Cesar Cabello, Acting Manager for CABA Investment, LP requesting the installation of a septic system at the proposed subdivision of Las Misiones de San Jorge Lot 49. Currently, the project was under construction. As per statement,

the system would service a 14'10"x48'10" portable structure which would serve as a sales and construction office for personnel use as the project developed up until the said lot would need to be cleared for vertical construction. The building was classified as a temporary sales office for the sale of lots which was considered a permitted use per Article VIII – Use Districts and Conditional Uses.

There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Variance request to allow an installation of septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABA Investments, LP. Motion was seconded by Councilman Vela and approved unanimously 5-0.

38. Approval of October 2023 Financial Statements – Vela

October 2023 Unadjusted Financials (attached).

Staff and City Manager recommended approval.

Councilman Vela moved to approve the October 2023 Financial Statements. Motion was seconded by Councilwoman Ortega-Gerlach and approved unanimously 5-0.

39. Approval of the November 2023 Tax Collection Report - Vela

Acceptance of monthly property tax report for the month of November 2023.

The 2023 total adjusted tax levy for taxes was \$32,462,336.25 and the amount of the collections as of November 30, 2023 is \$1,639,540.68 which represents 5.05% of the total 2023 tax levy.

The total adjusted tax levy for delinquent taxes was \$2,398,215.37 and the amount of collections as of November 30, 2023 is \$178,673.42 which represents 7.45% of the total tax levies from previous years.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the November 2023 Tax Collection Report. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

40. Board Appointments – Ambulance Board, Building Board of Adjustments, Citizen Advisory Committee, Civil Service Commission, Mission Economic Development Authority, Mission Economic Development Corporation, Mission Education Development Council, Mission Historic Preservation Commission, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Special Events & Entertainment Committee, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, Youth Advocacy Advisory Board, and Zoning Board of Adjustments – Carrillo

Attached was the list of Board and Committee Appointments along with the recommendations by Mayor Norie Garza.

AMBULANCE BOARD – Re-appoint Kane Dawson, Alvin Patina, Dr. Ivan Melendez and Tim Brown

BUILDING BOARD OF ADJUSTMENTS – Re-appoint Michael Davis and appoint Hector Gonzalez to replace Carl Davis.

CITIZENS ADVISORY COMMITTEE – Re-appoint Alma Garcia and Cynthia Pacheco and appoint Emigdio Villanueva, Jr and Monika Rosales-Flores to the vacant positions.

CIVIL SERVICE COMMISSION – Re-appoint Jerry Saenz and appoint Guillermo Delgadillo to replace Michael Davis.

MISSION ECONOMIC DEVELOPMENT AUTHORITY – Appoint Councilwoman Gerlach as alternate to Mayor position.

MISSION ECONOMIC DEVELOPMENT CORPORATION & MISSION EDUCATION DEVELOPMENT COUNCIL – Appoint Julian Alvarez to replace Noel Salinas and appoint Councilman Gerlach as alternate to Mayor position.

MISSION HISTORIC PRESERVATION COMMISSION – Appoint Irma Flores Lopez to the vacant position.

PARKS & RECREATION BOARD – Re-appoint Cris Voss, Melissa Y. Reyna and Jesus Mendiola. Appoint Diego Gutierrez and Julissa Barrera Martin to the two new positions.

PLANNING & ZONING COMMISSION – Re-appoint Raquenel Austin and Jasen Hardison. Appoint Omar Guevara to replace Ruben Arcuate, appoint Connie Garza as a regular member and appoint Steven Alaniz to the alternate position.

SHARY GOLF COURSE ADVISORY BOARD – Re-appoint Toby Garza, Isaac Martinez and Jose G. Salinas.

SPECIAL EVENTS & ENTERTAINMENT COMMITTEE – Appoint Mike & Estella Flores, Kay Wolf, Paola Lopez, Kristi Collier and Marianna T. Wright.

SPEER MEMORIAL LIBRARY BOARD – Re-appoint Beth Blanton and appoint Rose Mary Gallagher to the vacant position.

TAX INCREMENT REINVESTMENT BOARD – Re-appoint Hector Moreno, Albert Chapa and Efrain Reyna, Jr. and appoint Dennis Burleson to replace Amanda O'cana.

TRAFFIC SAFETY COMMITTEE – Re-appoint Luis Dovalina, Apolinar Solis and Luis Enrique Lopez.

YOUTH ADVOCACY ADVISORY BOARD – Re-appoint Jennifer Lee Venecia, Rebecca R. Lopez, Sergio Cruz, Rolando Reyna III and Henry Rodriguez. Appoint Amy Ortega and Peter Geddes.

ZONING BOARD OF ADJUSTMENTS – Re-appoint Dolly Elizondo and Andrew C. Riddle as members. Re-appoint Humberto Garza and Michael R. De Leon as alternate members.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Board Appointments – Ambulance Board, Building Board of Adjustments, Citizen Advisory Committee, Civil Service Commission, Mission Economic Development Authority, Mission Economic Development Corporation, Mission Education Development Council, Mission Historic Preservation Commission, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Special Events & Entertainment Committee, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, Youth Advocacy Advisory Board, and Zoning Board of Adjustments. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

UNFINISHED BUSINESS

38. TABLED 12/18/2023 - Discussion regarding City Projects and Funding Sources, and possible action, if any, related to the same, including but not limited to approval of any budget amendments – Perez

Discussion regarding City Projects and Funding Sources, and possible action, if any, related to the same, including but not limited to approval of any budget amendments

Staff and City Manager recommended approval.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, this item was untabled.

Councilwoman Ortega-Gerlach moved to approve the designated purpose fund budget amendment BA23-25. Motion was seconded by Councilwoman Ortega and approved 4-1, with Mayor Pro Tem Plata voting against.

ROUTINE MATTERS

City Manager Comments – The city would be promoting the “It’s Time Texas Challenge”, January 13th – Mayors Walk at 10am at Bannworth Park, January 14th – Farmers Market at Bannworth Park, January 20th – TCF Royal Ball at 7pm at the Mission Event Center, January 25th – TCF Royal Coronation at 7pm at the Mission Event Center, January 27th – TCF Parade at 12pm down Conway, In observance of Martin Luther King Day, city offices will be closed on Monday, January 15th.

Mayor's Comments – Mayor expressed her deepest condolences to Ms. Barnes and stated how much she appreciated Mr. Barnes for the time he took to do research and to reach out with suggestions. Mr. Barnes would be missed, but the council would always be there for Ms. Barnes as a support system.

City Council Comments – All of the council members extended their condolences to Ms. Barnes. Councilwoman Ortega also recognized Mr. Rick Venecia, Boys & Girls Club Director for being appointed to the National Board of Directors for the Boys & Girls Club. Mayor Pro Tem Plata stated that he could not support the council’s decision on the budget amendment. He felt that their needed to be more transparency in these types of financial matters.

At 6:05 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov’t Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property), potential settlement and acquisition of Parcel 37, Taylor Road Phase 2. (City Attorney, V. Flores)
2. Closed session pursuant to Tex. Gov’t Code Section 551.074 (Personnel Matters), update on Personnel Matters. (City Manager R. Perez)
3. Closed session pursuant to Tex. Gov’t Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D. (City Attorney, V. Flores)

Upon conclusion of Executive Session at 7:23 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Consideration and action, if any, related to the settlement and/or acquisition of Parcel 37, Taylor Road Phase 2. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Councilwoman Ortega moved to grant city attorney to acquire Parcel 27, Taylor Road Phase 2 as discussed in executive session. Mot

2. Consideration and action, if any, related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

Mayor Pro Tem Plata moved to direct city attorney to proceed with defense of the city as discussed in executive session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ADJOURNMENT

At 7:24 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary