



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Javier Lara
Hollis Rutledge
Norma Rodriguez
Crystal Lugo
Sarah Segundo
Rogelio Gonzalez
Beto De La Garza
Rolando Muniz
Veronica Longoria
Abel Bocanegra
Gabriel Reyna
Sheila Valles-Pankratz
John Pankratz

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Assistant City Manager
Edgar Gonzalez, Engineer
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Xavier Cervantes, Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Director
Cesar Torres, Chief of Police
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director
Michael Fernuik, Golf Director
Judith E. Garcia, Deputy Media Relations Director
Sydney Hernandez, Media Relations Director
Humberto Garcia, Media Relations
Patty Ramon, Director of Governmental Affairs
Susie De Luna, Assistant Planning Director
JC Avila, Fleet Director
Belen Guerrero, Chief Operating Officer
Joel Chapa, Police Officer
Casey Venegas, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:35 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

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

PRESENTATIONS

1. Recognition of Mission High School Construction Club Members – Hernandez

Sydney Hernandez, Director of Media Relations, introduced the Mission High School Construction Club's members. This group of individuals had competed at the state level and came home with the championship. They were now moving on to compete in Nationals. All of the students were proud of their accomplishments and were looking forward to competing in Nationals. As a result of bringing home, the state championship, each student received a \$10,000 tuition scholarship.

Councilwoman Jessica Ortega joined the meeting at 3:38 p.m.

2. Proclamation - Elder Abuse Prevention Month – Carrillo

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

3. Proclamation - South Texas Border Chapter Texas Master Naturalist 10th Anniversary – Carrillo

Councilwoman Ortega moved to approve the Proclamation – South Texas Border Chapter Texas Master Naturalist 10th Anniversary. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

4. Proclamation - Stroke Awareness Month – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – Stroke Awareness Month. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

5. Proclamation - Emergency Medical Services Week – Silva

Councilwoman Ortega moved to approve the Proclamation – Emergency Medical Services Week. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

6. Report from Mission Economic Development Corporation - Teclo Garcia

Belen Guerrero, MEDC Chief Operating Officer, updated council on the ongoing operations of the EDC. In recognition of Small Business Week, they EDC had several events and hosted an open-house for local, small businesses. There were a total of 13 start up businesses that were selected to be a part of the competition for Ruby Red Ventures. Mr. Teclo Garcia had the opportunity to attend the Viva Fresh Regional Produce Conference last week where he represented the City of Mission. This week, Mr. Teclo and other members of the EDC team were in Washington DC at the Select USA Conference. They joined this conference as part of Team Texas and it was a great opportunity for the EDC to promote our region and our city.

7. Departmental Reports – Perez

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

At 4:15 p.m., Mayor Garza called for a recess.

During the recess, two of our firefighters were recognized by South Texas Health Systems for their valiant efforts and swift action when it came to providing aid to a citizen who was suffering a stroke. Due to their professionalism and work ethic, they were able to save a life. South Texas Health Systems awarded them with a "Hometown Hero" award.

Mayor Garza called the meeting to order again at 4:30 p.m.

8. Citizen's Participation – Garza

None

CONSENT AGENDA

9. Approval of Minutes – Carrillo

Regular Meeting – April 28, 2025

10. Acknowledge Receipt of Minutes – Perez

Mission Tax Increment Reinvestment Zone – March 25, 2025

Mission Redevelopment Authority – March 25, 2025

Mission Economic Development Corporation – March 25, 2025

Mission Education Development Council – January 22, 2025

Mission Economic Development Authority – January 22, 2025

Mission Civil Service Commission – March 28, 2025

11. Ratification of Solicitation RFB 25-367-05-29 for Taylor Road Improvements Phase II in accordance with Texas Local Government Code Chapter 252- Terrazas

On April 28th, the Texas Department of Transportation approved the City of Mission the Release to Advertise Taylor Road Improvements Phase II as per the Advance Funding Agreement. On May 2nd, 2025, the City issued Solicitation RFB 25-367-05-29 for the construction of Taylor Road Improvements Phase II. Per City policy and Texas Local Government Code, ratification of the solicitation by the City Council was required when solicitations are issued prior to formal Council approval.

12. Approval of Resolution # 1984 of the City of Mission, Texas suspending the June 24, 2025 effective date of the proposal by Texas Gas Service Company – Rio Grande Valley Service Area, to implement interim GRIP rate adjustments for utility investment in 2024 – Carrillo

On April 25, Texas Gas Service Company made Interim Rate Adjustment or “GRIP” filings with the cities in its Rio Grande Valley Service Area. The current filing will increase rates to residential customers by \$2.63 per month. This will increase the current residential customer charge from \$21.01 to \$23.64 per month.

The increase is currently scheduled to go into effect on June 24, 2025.

Under the GRIP statute, cities may not challenge the Company’s request. Approval of the Resolution will suspend the effective date of the rate increase allowed by the Texas Utilities Code to permit adequate time to review the proposed increases, analyze all necessary information and take appropriate action related to the proposed increases.

RESOLUTION NO. 1984

A RESOLUTION BY THE CITY OF MISSION, TEXAS SUSPENDING THE JUNE 24, 2025 EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC. – RIO GRANDE VALLEY SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

13. Approval of Resolution No. 1985 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 Speedy 5k run – Torres

The agreement was required by the Texas Department of Transportation for the closure of the northbound shoulder and lane of travel of FM 494 (Shary Road) from Victoria Drive to U.S. Business 83, and the eastbound shoulder and lane of travel of U.S. Business 83 from FM 494 to Taylor Road on Saturday, June 7th, 2025, from 5:00 a/m to 11:00a/m. The Mission Police Department would be responsible for securing the event route and would control traffic for the road closure, ensuring the safety of motorists, pedestrians, and all other participants involved.

RESOLUTION NO. 1985

A 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 OF FM 494 (SHARY ROAD) (NORTHBOUND LANE AND SHOULDER) FROM VICTORIA DRIVE TO U.S. BUSINESS 83, AND U.S. BUSINESS 83 (EASTBOUND LANE AND SHOULDER) FROM FM 494 TO TAYLOR ROAD, FOR THE SPEEDY 5K EVENT AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

14. Authorization to award bid for Tire Installation, Repair and Service Calls for City Vehicles and Special Equipment- Avila

The City of Mission had accepted and received five (5) bid responses for the Tire Installation, Repair and Service Calls for City Vehicles and Special Equipment. Staff recommended awarding of bid to: Scott's Tire Center who was the lowest responsible bidder meeting all specifications. The term of the contract was for two (2) years with two (2) One-Year Renewals.

15. Approval of Change Order #2 to Service Agreement with Siddons Martin Emergency Group, LLC. regarding the Second and Final One-Year Renewal option to service the City of Mission Fire Department's apparatuses and special equipment- Avila

On April 10, 2023, the City Council authorized staff to enter into a Service Agreement with Siddons Martin Emergency Group, LLC for a one-year term, not to exceed three (3) years including renewals. Staff was seeking authorization to approve Change Order #2 (amendment to Exhibit A, "Service & Fees To Be Included: Aerial, Pumper, Rescue") regarding the Second and Final One-Year Renewal option to service the City of Mission Fire Department's apparatuses and special equipment at an increase rate of 6%. The services would be used on an as-needed basis by the Fire Department with an estimated cost of \$15,000. The extension of this contract would be from April 27, 2025 through April 27, 2026.

16. Approval of Alamo Regional Security Operations Center Participation Agreement between City of San Antonio, CPS Energy and City of Mission at no cost to the city – Ramirez

Approval of Alamo Regional Security Operations Center Participation Agreement between City of San Antonio, CPS Energy and City of Mission at no cost to the city.

The ARSOC vision was centralized security operations providing real-time, collaborative, cyber-security information sharing among municipal and local government entities. The ARSOC was a 24x7 collaborative ecosystem committed to providing operational and training environment where partners can come together to enhance the protection of each other's systems from threats. The

ARSOC would focus on strategic and tactical approaches to collaborative defense using advanced and emerging technology, developing public-private partnerships in support of cyber security, collaborative skills development, and regular training exercises for regional municipal organizations.

17. Authorization to Solicit for Bids for Pump Repair & Maintenance Services for City's Utility Divisions – Terrazas

The City's Water Treatment Plants, Wastewater Treatment Plant, Pre-Treatment Plant, and Water Distribution Division required reliable access to pump repair and maintenance services to ensure uninterrupted operations. These services were needed on an as-needed basis, including emergency and non-emergency repairs, preventive maintenance, diagnostics, and full rebuilds of various pump types.

In accordance with Texas Local Government Code Chapter 252, a formal bid process was required for services exceeding the competitive bidding threshold.

18. Authorization to engage GIGNAC a professional architectural firm for the design of the Sanitation/Fleet Department Facility pursuant to Texas Government Code Chapter 2254 – Terrazas

The City sought to engage GIGNAC to provide professional architectural services for design of the Sanitation and Fleet Department Facility. Services will include, but are not limited to, schematic design, design development, construction documents, permitting assistance, and construction administration.

In accordance with Texas Government Code Chapter 2254 – Professional Services Procurement Act, the City must engage professional service providers such as architects based on demonstrated competence and qualifications, not competitive bidding. GIGNAC was selected following a qualifications-based selection process in compliance with this requirement.

19. Amended Plat: Los Olivos Subdivision, a recorded subdivision within the City of Mission city limits, Applicant: Francisco Garcia and wife Mariana Garcia, Engineer: Rene Barrera, - Cervantes

The applicant proposed to amend the recorded plat of Los Olivos Subdivision by removing plat note # 19 which stated that a maximum of 5 residential lots were permitted for this subdivision. The purpose of this amendment was ultimately replat Lot 2 of Los Olivos Subdivision and making a 7 lot resubdivision. The property had streets and infrastructure in place and is ready for building permits. The proposed replat would require a zoning change to comply with the new lot design and allowed the issuance of building permits for the new lots created. This amended plat would not require conditions or preapprovals from other City departments since it was only removing a single plat note. Approval and issuance of this amending plat did not require notice therefore no public hearing was needed.

20. Plat Approval: Holland Terrace, being a subdivision of a 4.5-acre tract of land out of Lot 25-6, West Addition to Sharyland, R-1T, Developer: JJAB Family Limited Partnership, L.P., Engineer: Spoor Engineering Consultants, Inc., - Cervantes

The subdivision was located along the East side of N. Holland Road, approximately 600' North of W. Griffin Parkway (F.M. 495). This development consisted of thirty-four townhome lots and one lot designated for storm water detention. Water service was extended from an existing 10" water line located along the West side of N. Holland Road into the subdivision and looped to the East

teeing into valves on W. Rose Marie Ave. and N. Thornton Avenue. There were 2 fire hydrants as per the Fire Marshall's directive. The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts at each lot. The internal public street (W. 25th Street) was 40 feet back-to-back within a 60-foot right-of-way accessible only from N. Thornton Avenue. The drainage for this subdivision consisted of a detention pond, 2 inlets, and a 24" RCP. Collected storm water would have an ultimate outfall to the City of mission detention area North of Chaparral Heights.

21. Reschedule Monday, May 26, 2025 City Council regular meeting to Tuesday, May 27, 2025 due to City Hall being closed for Memorial Day holiday – Carrillo

The office of the City Manager was requesting to reschedule the Monday, May 26, 2025 City Council regular meeting to Tuesday, May 27, 2025 due to City Hall being closed on Monday for Memorial Day Holiday.

22. Authorization to Secure Funds for the Purchase of Minor Equipment to be Utilized for our Engines at an Estimated Cost of \$91,537.00 with Respective Budget Amendment to be presented the second meeting of May – Silva

The Mission Fire Department was seeking authorization to secure funds for the purchase of minor equipment to be utilized for our engines at an estimated cost of \$91,537.00 with respected budget amendment. This equipment was critical to enhancing the operational efficiency, safety, and readiness of our engine crews. It would ensure our personnel are properly equipped to respond effectively to emergency situations, maintain compliance with current standards, and support the longevity and performance of our apparatus.

23. Acceptance of Quarterly Report of Investments for the Quarter March 31, 2025 and 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 March 31, 2025. The total increases to investment balances for the period were \$5,000,000 and total decreases were \$1,247,090.37 leaving a total of \$8,532,174.78 in outstanding investments for the quarter ending March 31, 2025. The total interest earned on all funds year to date was \$178,106.49.

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.

24. Possible Acceptance of January to March 2025 Unaudited Financial Statements – Roman

January to March 2025 Unaudited Financials.

Mayor Pro Plata moved to approve all consent agenda items 9 thru 24 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

25. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283' North of Los Indios Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II, Adoption of Ordinance # 5637 – Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim (“AO-I”) to Multifamily Residential District (“R-3”) to allow the construction of a Mission Housing Authority multi-family development. The property was currently vacant. The Mission Housing Authority had applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartment development named Conway Village. Some of the units would need to be rented to low-to-moderate income families. The subject property measured 370.84’ along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 470.08’. There was a physical connection from Conway Boulevard to the property through the railroad right-of-way from the property just South. This would be used to access the site. The surrounding zones were Agricultural Open Interim District (“AO-I”) to the South and North, Planned Unit Development District (“PUD”) to the East and Light Industrial District (“LI”) to the West. The existing land uses were: Open acreage to the West, a single-family subdivision under construction to the East, commercial structures to the South and a single-family home to the North. The Future Land Use Map showed the subject property as General Commercial District. The subject property was in transition and staff found multifamily residential uses as an acceptable land use alternative. Notices were mailed to five (5) surrounding property owners. To this date there had been no objections to the rezoning request

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from Agricultural Open Interim (“AO-I”) to Multifamily Residential District (“R-3”) for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283’ North of Los Indios Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II, Adoption of Ordinance # 5637. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5637

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 4.000 ACRES, BEING OUT
OF LOT 10-7, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE
EAST SIDE OF CONWAY BOULEVARD (F.M. 1016) APPROXIMATELY 283’ NORTH OF LOS
INDIOS PARKWAY, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-3 (MULTI-FAMILY
RESIDENTIAL)

Mayor Pro Tem Plata stepped out of the meeting at 4:37 p.m.

26. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim (“AO-I”) to Heavy Commercial District (“C-4”) for a tract of land containing 2.531 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located at the Northeast corner of Conway Boulevard (F.M. 1016) and Los Indios Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II, Adoption of Ordinance # 5638 – Cervantes

The applicant was requesting to downzone the subject property from Neighborhood Commercial District (“C-2”) to Single-family Residential District (“R-1”) to allow the construction of a single family home in the vacant lot. The property was located along the East side of Mayberry Road

approximately 170 feet North of E. 1st Street. The subject property measured 53.6' along Mayberry Road with a depth of 139' for a total area of 7,450.4 square feet. The surrounding zones were Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north. The existing land uses were: single-family homes to the north, west and east and a small commercial plaza to the south. The Future Land Use Map showed the Low Density Residential District for the neighborhood. The requested rezoning was in line with the designation in the Future Land Use Map. Notices were mailed to twenty-three (23) surrounding property owners. To this date there had been no objections to the rezoning request. Staff and City Manager recommended approval.

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

There were no comments.

Councilwoman Gerlach moved to approve a rezoning request from Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") for a tract of land containing 2.531 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located at the Northeast corner of Conway Boulevard (F.M. 1016) and Los Indios Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II, Adoption of Ordinance # 5638. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5638

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 2.531 ACRES, BEING OUT
OF LOT 10-7, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED AT THE
NORTHEAST CORNER OF CONWAY BOULEVARD (F.M. 1016) & LOS INDIOS PARKWAY,
FROM AO-I (AGRICULTURAL OPEN INTERIM) TO C-4 (HEAVY COMMERCIAL)

27. Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1"), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC, Adoption of Ordinance #5639 – Cervantes

The applicant was requesting to downzone the subject property from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1") to allow the construction of a single family home in the vacant lot. The property was located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street. The subject property measures 53.6' along Mayberry Road with a depth of 139' for a total area of 7,450.4 square feet. The surrounding zones were Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north. The existing land uses were: single-family homes to the north, west and east and a small commercial plaza to the south. The Future Land Use Map showed the Low Density Residential District for the neighborhood. The requested rezoning was in line with the designation in the Future Land Use Map. Notices were mailed to twenty-three (23) surrounding property owners. To this date there had been no objections to the rezoning request.

Staff and City Manager recommended approval.

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

There were no comments.

Councilman Vela moved to approve a rezoning request from Neighborhood Commercial District (“C-2”) to Single-family Residential District (“R-1”), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC, Adoption of Ordinance #5639. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

ORDINANCE NO. 5639

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING ALL OF LOT 50, MAYBERRY PLAZA UNIT NO. 2 SUBDIVISION,
LOCATED AT 112 N. MAYBERRY ROAD, FROM C-2 (NEIGHBORHOOD COMMERCIAL) TO
R-1 (SINGLE FAMILY RESIDENTIAL)

Mayor Pro Tem Plata re-joined the meeting at 4:40 p.m.

28. Conduct a public hearing and consideration of a rezoning request from Townhouse Residential District (“R-1T”) to General Business District (“C-3”) being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC Enterprises, (c/o Leonel Cantu), Adoption of Ordinance # 5640 – Cervantes

The applicant requested to rezone the subject property from Townhouse Residential District (“R-1T”) to General Business District (“C-3”). The applicant was interested in developing a two-story storage building with possible suites for lease. Staff noted that if the request was approved, and the applicant desired to build the storage units he would have to apply for a conditional use permit for the storage units. The subject property measured 210.46 feet in width by 171.89 feet in length for a total of 36,175.97 square feet. The surrounding zones consisted of: Single Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which did not have a zone. The Existing Land Uses were Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property was currently vacant with large oak trees. The Future Land Use Map showed the subject property as Lower Density Residential. This designation included areas in which future residential growth may occur. There was an attempt in 2021 by MAR Designs & Construction, Inc. to rezone the property to General Business District, but it was disapproved by the City Council. Staff noted that there was a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records. 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.

The board could consider a less intense commercial use which is Office Building or Neighborhood Commercial.

Staff and City Manager recommended denial of the C-3 zoning but approval to a less intense commercial zoning.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from Townhouse Residential District (“R-1T”) to Neighbord Commercial (“C-2”) being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC Enterprises, (c/o Leonel Cantu), Adoption of Ordinance # 5640. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5640

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR A 1.067 ACRE TRACT OF LAND, MORE OR LESS, BEING
THE REMAINDER TRACT AT THE NORTHEAST CORNER OUT OF THAT PORTION OF LOT
304, JOHN H. SHARY SUBDIVISION, FROM (R-1T) TOWNHOUSE RESIDENTIAL DISTRICT
TO (C-2) NEIGHBORHOOD COMMERCIAL

29. Conduct a public hearing and consideration of a rezoning request from Mobile & Modular Home District (“R-4”) to General Business District (“C-3”), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino, Adoption of Ordinance # 5641 – Cervantes

The applicant was requesting to rezone the subject property from Mobile & Modular Home District (“R-4”) to General Business District (“C-3”) to allow the redevelopment of the site for commercial uses. The subject property was the East one-half of the Rollin Home RV Park. The property was located at the intersection of two major commercial thoroughfares and, therefore, had much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses. The subject property measured 269.81’ from East to West and it measured 849.68’ from South to North. If the rezoning was approved the applicant would need to comply with the Texas Department of Transportation (TxDOT) access standards to Conway Avenue for the land redevelopment. The surrounding zones were Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east. The existing land uses were: The Rollin Home RV Park to the West, Peter Piper Pizza and TrueFit to the north, Mims Elementary School to the east and a commercial plaza to the south. The Future Land Use Map showed the subject property as General Commercial District. The requested rezoning was in line with the commercial designation of the property in the Future Land Use Map. Notices were mailed to eight (8) surrounding property owners. To this date there had been no objections to the rezoning request.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from Mobile & Modular Home District (“R-4”) to General Business District (“C-3”), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino, Adoption of Ordinance # 5641. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5641

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A 5.155 ACRES TRACT OUT OF LOT 28-6, WEST ADDITION TO
SHARYLAND SUBDIVISION, LOCATED AT THE SOUTHWEST CORNER OF CONWAY
BOULEVARD (S.H. 107) AND WEST 2 MILE ROAD, FROM
R-4 (MOBILE & MODULAR HOME DISTRICT) TO C-3 (GENERAL BUSINESS)

30. Conduct a public hearing and consideration of a rezoning request from General Business District (“C-3”) to Multi-Family Residential District (“R-3”) being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon, Adoption of Ordinance # 5642 – Cervantes

The applicant was requesting to rezone the subject property from General Business District (C-3) to Multi-Family Residential District (R-3) to allow the construction of an apartment complex. The applicant also owned the property just south of the subject property. The site was located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). The surrounding zones consisted of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south. Existing Land Uses were: Single Family Residential to the north, an electrical substation to east, open acreage to the west and south. The subject property had 2 single family homes. The Future Land Use Map showed the subject property as General Commercial (GC). The property was in transition and staff found multifamily residential uses acceptable for the area. Multifamily Residential zoning allowed: one single family dwelling, one duplex-fourplex, apartments, condominiums, and townhomes. Staff noted that this property was zoned (R-3) before getting the “(C-3) zone in 2019. The request was consistent with the existing surrounding zones to the west and south. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners. Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from General Business District (“C-3”) to Multi-Family Residential District (“R-3”) being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon, Adoption of Ordinance # 5642. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5642

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE NORTH 195.66 FEET OUT OF THE EAST ONE (1) ACRE
OF THE WEST 6 ACRES OF THE NORTH 16.65 ACRES OF THE SOUTH 21.65 ACRES, OF
LOT 195, JOHN H. SHARY SUBDIVISION, FROM (C-3) GENERAL BUSINESS DISTRICT TO

(R-3) MULTIFAMILY RESIDENTIAL DISTRICT

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

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

Staff and City Manager recommended approval.

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

Xavier Cervantes, Director of Planning, requested that this item be tabled as per the applicant's request; however, he asked that the public hearing be held as there were residents present who would like to speak on the item.

Olga Munguia, 801 W. 2nd Street, stated that there were many residents in that area varying in age from 4 to 101 years old. She was in opposition of the rezoning request and suggested that they use the property to create something for the community's youth. She stated there was a lot of crime in the area and high traffic.

Silvia Munguia was in opposition of the request. She also suggested that they should invest in possibly creating a Christian Youth Program.

Councilwoman Ortega asked City Manager and Chief Torres to patrol the area more often in order to address the safety concerns of the residents in the area.

Mayor Pro Tem Plata moved to table this item. Motion was seconded by Councilman Vela and approved unanimously 5-0.

32. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Doce Wine & Bar, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission Subdivision in a (C-3) General Business District, located at 214 E. Tom Landry Street, Suite B. Applicant: Myra Anzaldúa, Adoption of Ordinance # 5643 and Wet Zone Ordinance #5644 – Cervantes

The subject site was located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street. The applicant proposed opening a wine bar and restaurant at this location. Pursuant to Section 1.43 (3) (F) of the City of Mission Code of Ordinances, a wine bar and restaurant required the approval of a Conditional Use Permit by the City Council. The applicant proposed 60 percent of alcoholic beverages and 40 percent of food sales. The proposed hours of operation were as follows: Sunday - Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday - Saturday from 2:00 p.m. to 10:00 p.m. The working staff would be 2. Parking: Four parking spaces were required due to the 12 proposed chairs. There were 6 existing parking spaces on the rear and side of the building. However, this property was located within the Mission's Central Business District and was exempt from parking requirements for the existing structure. Tom Landry shoulder would be available for customer parking as well. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners.

Staff and City Manager recommended approval subject to the following conditions: 2-year approval at which time the applicant will have to renew their C.U.P. and TABC License, with the understanding that the permit can be revoked, Must comply with all City Codes (Building, Fire, Health, etc.) Must acquire a business license prior to occupancy. The hours of operation were Sunday through Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday through Saturday from 2:00 p.m. to 10:00 p.m., C.U.P. is not transferable to others.

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

Myra Anzaldua, applicant, stated that this would be a nice wine bar that would host plenty of community events and would also include a wine list exclusive to the City of Mission.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Doce Wine & Bar, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission Subdivision in a (C-3) General Business District, located at 214 E. Tom Landry Street, Suite B. Applicant: Myra Anzaldua, Adoption of Ordinance # 5643 and Wet Zone Ordinance #5644. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5643

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A SALE AND ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – DOCE WINE BAR, BEING THE WEST 50 FEET OF LOTS 16, 17,
AND 18, BLOCK 161, ORIGINAL TOWNSITE OF MISSION SUBDIVISION LOCATED AT 214 E.
TOM LANDRY, SUITE B

ORDINANCE NO. 5644

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING
ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC
BEERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION TO
INCLUDE THE PREMISES LOCATED AT
214 E. TOM LANDRY WEST 50 FT OF LOTS 16, 17, AND 18, BLOCK 161 – DOCE WINE BAR

33. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr., Adoption of Ordinance #5645 - Cervantes

Dr. Marisol Rocha, the applicant, was requesting a Conditional Use Permit for the placement of two (2) portable buildings at the East end of the El Divino Redentor property to be used as classrooms by the Vanguard Monet Academy. According to the applicant the enrollment for the Monet Elementary School at the church premises was projected to grow by 78 students for the 2025-2026 school year. The four classrooms (two per building) will house 5th and 6th grades. Based on the site plan, the applicant would need to pave a driveway which would connect to the existing Jaycees Park parking lot and would be required to overlay the alley along the east side of Jaycee Park to Barnes Street as a condition to the license to encroach. A previous similar request was granted in 2012 to Excellence Leadership Academy Charter School within the Luz Para Las Naciones Church at 915 W. Interstate 2. They have received renewals over the years but during the last renewal of July 2024, the applicant was given one year to apply for permanent classroom structures. Even though 188 parking spaces were required by code, the church only has 170 total parking spaces. With the installation of the classrooms 29 parking spaces would be lost. The 188 required parking spaces were based on a church capacity of 750 people. For a church the code required one parking space for every four person capacity. A connection to the Jaycee city park parking lot was allowed in 2006. On occasion the church patrons use the park parking for services.

Staff and City Manager recommended approval subject to the following conditions: The permit to be for a two-year period; The applicant must obtain all necessary permits and approvals prior to the use of the property.

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 – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr., Adoption of Ordinance #5645. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5645

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – EPIX VENUE EVENT CENTER, BEING LOT 9, ADAMS CROSSING SUBDIVISION IN A (C-3) GENERAL BUSINESS DISTRICT, LOCATED AT 2711 E. GRIFFIN PARKWAY

34. Conduct a public hearing and consideration of a Conditional Use Permit to place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision in a (R-1) Single-family Residential District, located at 1020 N. Los Ebanos Road. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools Adoption of Ordinance #5646 – Cervantes

The site was located approximately 354' West of Taylor Road along the North side of E. Griffin Parkway. Per Code of Ordinance, an Event Center required the approval of a Conditional Use

Permit by the City Council. The applicant was leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposed to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site would be provided via a 30-foot driveway off Griffin Parkway. The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day. Staff: 2 employees, Parking: In reviewing the floor plan, the event center had 56 total seating spaces, which required 19 parking spaces ($56 \text{ total seating spaces} / 3 = 18.6 \text{ parking spaces}$). There were 62 existing parking spaces in the commercial plaza that were shared with the other businesses. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (58) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: 2-year re-evaluation to assess this new business; Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); CUP is not to be transferable to others; Hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day

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

Rogelio Garcia, Vanguard Academy Representative, stated that he was in favor of the request. This was a temporary solution for only two years as a way to accommodate for their projected attendance for this upcoming year.

Councilwoman Ortega moved to approve the Conditional Use Permit to place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision in a (R-1) Single-family Residential District, located at 1020 N. Los Ebanos Road. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools Adoption of Ordinance #5646. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5646

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO PLACE 2 PORTABLE BUILDINGS FOR USE AS A CLASSROOM AND TO ALLOW EL DIVINO REDENTOR SUBDIVISION IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, LOCATED AT 1020 N. LOS EBANOS ROAD

35. Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for a Home Occupation – Beauty Salon, being Lot 5, Block 7, Erdahl Subdivision in a (R-1) Single Family Residential District, located at 317 S. Holland Avenue. Applicant: Gloria Hernandez, Adoption of Ordinance # 5647 – Cervantes

The subject site was located 200 feet south of Leal Street along the east side of S. Holland Avenue. The applicant had been running a 1-chair beauty salon from her residence since January 2020. All of her customers were by appointment only to eliminate the accumulation of vehicles on her property. Access to the site was from S. Holland Avenue, where customers can park on the applicant's driveway, which was wide and deep enough to accommodate up to four vehicles safely. Pursuant to Section 1.56 (1) of the City of Mission Code of Ordinances, a home occupation must comply with regulations. The proposed hours of operation are as follows:

Monday – Saturday from 9:00 am to 6:00 pm. The working staff would be 1. 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. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: 2 Approval for Life of Use, as this would be her 3rd. Renew. Must comply with all City Codes (Building, Fire, Health, etc.), C.U.P. was not transferable to others.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for a Home Occupation – Beauty Salon, being Lot 5, Block 7, Erdahl Subdivision in a (R-1) Single Family Residential District, located at 317 S. Holland Avenue. Applicant: Gloria Hernandez, Adoption of Ordinance # 5647. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5647

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION – BEAUTY SALON
AT 317 S. HOLLAND AVENUE, LOT 5, BLOCK 7, ERDAHL SUBDIVISION

36. Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.'s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.'s Sports Bar & Grill, Adoption of Ordinance #5648 – Cervantes

The site was located along the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road. As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business was considered a bar. 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. This business had been in operation at this location since May 2014. Access to the site was from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff noted that this would be their 4th re-evaluation. The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am. Staff: 3 employees; Parking: In reviewing the floor plan, the sports bar had 59 total seating spaces, which required 20 parking spaces ($59 \text{ total seating spaces} / 3 = 19.6 \text{ parking spaces}$). There were 98 existing parking spaces in the commercial plaza that are shared with the other businesses. Landscaping: There were existing green areas and landscape islands with trees within the parking lot along Griffin Parkway that must be maintained by the property owner or the applicant. Sale of Alcohol: The applicant did have a full bar available. Section 1.56(3)(a) states that bars must be at least 300' from the nearest residence. Staff noted that there was an existing residential subdivision along the north side of the site. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose

requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: 2-year re-evaluation to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); Waiver of the 300' separation requirement from the residential neighborhoods; Uniform Security must be provided only during special events; CUP was not to be transferable to others; Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.'s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.'s Sports Bar & Grill, Adoption of Ordinance #5648. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5648

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – J.A.L.L.'S SPORTS BAR & GRILL, BEING LOTS 7 & 8, INSPIRATION POINT SUBDIVISION PHASE I IN A (C-3) GENERAL BUSINESS DISTRICT, LOCATE AT 1810 W. GRIFFIN PARKWAY, SUITES B, C, & D

37. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center - Elevated Events R.G.V., being Lot 12, Block 92, Mission Original Townsite, located at 523 N. Conway Avenue, Suite 3. Applicant: Savannah Pankratz, Adoption of Ordinance #5649 – Cervantes

The site was located at the Southwest corner of N. Conway Ave and W. 6th Street. Pursuant to Section 1.43(3)(F) of the City of Mission Code of Ordinances, an Event Center required the approval of a conditional use permit by the City Council. The building was built in 1932, 1st floor was used as a restaurant and the 2nd floor was used as office space. The applicant was leasing the second floor for an Event Center. According to the applicant she would be providing services for a variety of gatherings. The applicant desires to have corporate meetings, small weddings, social celebrations and community functions at this site. Proposed activities: The venue features several distinct event spaces, The Terrace lounge (indoor and outdoor area), the Grand Hall (main corridor), Vista Lounge, Solace Lounge, the Cathedral Hall (the largest event space), the Magnolia Room and Conway Suites serve as additional space for meetings, workshops, or private gatherings. The proposed hours of operation were as follows: Every day from 8:00am to 12:00am; Staff: 1 employee; Parking: Due to the total of 177 proposed chairs, a total of 59 parking spaces are required. There was a total of 8 parking spaces along the west side of the building. This property was located within the Mission's Central Business District and, therefore, was exempt from parking requirements for the existing structure. The priest of the Our Lady of Guadalupe Church had allowed the use of the church parking lot for the venue's use, when not in use by the church. The church parking lot has 59 parking spaces across the street from the proposed venue to the north. 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. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval

as are needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: 2 year permit to evaluate the parking situation; Must comply with all City Codes (Building, Fire, Health, Signage, etc.); Must acquire a business license prior to occupancy; Hours of operation are Every day from 8:00 am to 12:00am; Must comply with the noise ordinance.

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

Sheila Valles-Pankratz, via zoom, stated that there would be parking available across the street from the Church as well across the street on Conway. They also had additional parking in the back of the building as they had 8 parking spaces. Additional parking would also be available along Conway. She requested that this CUP be considered for two years instead of one.

John Prankratz, via zoom, stated that due the establishment being in the downtown area, they had a parking exemption. However, they did have verbal confirmation from Father Roy to allow for patrons to park in their lot. He didn't think that parking would create an issue.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.'s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.'s Sports Bar & Grill, Adoption of Ordinance #5648. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5649

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER - ELEVATED EVENTS R.G.V., BEING LOT 12, BLOCK 92, MISSION ORIGINAL TOWNSITE, LOCATED AT 523 N. CONWAY AVENUE STE. 3

38. Conduct a public hearing and consideration of Resolution No. 1986 for a license to encroach to keep a gate in a public alley at the Southwest corner of the Tolle Subdivision. Applicant: Jose and Jeanette Muniz – Cervantes

Mr. and Mrs. Muniz desired the keep the desired gate at the Southwest corner of their subdivision for safety purposes. They resided at the property located Northeast of the gate. According to Mr. Muniz, the alley was being used as a street and as a shortcut to the nearby highway, creating significant safety concerns for the residents.

Staff and City Manager recommended approval subject to the following conditions: The City reserves the right at any time now or in the future to remove the proposed improvements within the public alley for any reason, and shall not be required to provide reimbursement for the improvements; The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties; That Jose and Jeanette Muniz, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the City of Mission harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the City of Mission; The Licensee must obtain all necessary permits and approvals

prior to the use of the property. The Licensee must maintain the said property area in a safe and clean condition.

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

Jose Muniz, requestor, stated that the alley was being used as a way to get to the highway. It was a high trafficked area, and the vehicles would speed through the area. He was assaulted in that alley after the store (Aguilar's Meat Market) was closed. He would like to keep the gate as a safety measure.

Sarah, property owner adjacent to Mr. Muniz, agreed with this request.

Gabriel Reyna, 923 Chester, stated that the traffic was very bad in that area and that vehicles traveled through there at a very high speed. The residents within the park as well as vehicles using the alley as a main road, did not respect the speed. He was in favor of the request.

Councilwoman Ortega moved to approve Resolution No. 1986 for a license to encroach to keep a gate in a public alley at the Southwest corner of the Tolle Subdivision. Applicant: Jose and Jeanette Muniz. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

RESOLUTION NO. 1986

THE CITY OF MISSION, TEXAS A HOME RULE MUNICIPAL CORPORATION OF 1208 E. 8TH STREET, MISSION TEXAS 78572, HEREIN AFTER REFERRED TO AS GRANTOR HAS HEREBY GRANTED, AND CONVEYED AND BY THESE PRESENT DOES GRANT, AND CONVEY UNTO JOSE AND JEANETTE MUNIZ A REVOCABLE LICENSE TO ENCROACH BY ALLOWING A GATE IN A PUBLIC ALLEY AT THE SOUTHWEST CORNER OF THE TELLO SUBDIVISION, CITY OF MISSION, HIDALGO COUNTY, TEXAS, SAID ENCROACHMENT CONSISTING OF A METAL GATE ON SAID STRIP OF LAND AS DESCRIBED ON THE ATTACHED MAP HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

APPROVALS AND AUTHORIZATIONS

39. Approval of proposed site location for Sanitation/Fleet Department Facility – Terrazas

The proposed site under consideration was a 10-acre, city-owned property located approximately ¼ mile north of Conway Avenue on Abelino Farias Street.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the proposed site location for Sanitation/Fleet Department Facility. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

40. Request for the implementation of a speed hump in the area of 2400 Pebble Drive, in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for a speed hump in the area of 2400 Pebble Drive. Representatives of the area previously filed an application with the City of Mission for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On March 05, 2025, the Traffic Safety Committee met

and reviewed the request. The Traffic Safety Committee recommended implementing the requested speed humps in the area of 2400 Pebble Drive. Staff recommended denial based on traffic study results.

Staff and City Manager recommended denial based on the traffic study results.

Mayor Pro Tem Plata moved to deny the implementation of a speed hump in the area of 2400 Pebble Drive, in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Ortega and approved 4-1, with Councilman Vela voting against.

41. Presentation of January 2025 thru March 2025 Budget to actual Report – Roman

January to March 2025 Budget to actual Report.

Staff and City Manager recommended approval.

No action taken on this item as it was only a presentation.

UNFINISHED BUSINESS

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

42. Tabled 04/28/2025: Approval of Resolution No.1978 for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools – Cervantes

Dr. Marisol Rocha, the applicant, was requesting a license to encroach 24'x40', more or less, onto a 40'x640' City owned strip of land north of the El Divino Redentor property to allow for a driveway as emergency egress as required by the Fire Department for the installation of two proposed portable buildings to be used by Vanguard Academy. The City owned land measured approximately 40'x640' and is currently vacant primarily used for utilities. Based on the site plan, the applicant would need to pave the driveway which would connect to the existing Jaycees Park parking lot and would be required to overlay the alley along the east side of Jaycee Park to Barnes Street. The request had been reviewed by the Staff Review Committee. There was no objection to the requested license to encroach with conditions.

A previous similar request was granted to the El Divino Church resulting in a driveway connection from the church parking lot to the City park

Staff recommended approval of the request subject to: Ownership of the property shall remain accessible to the city at all times. The City reserved the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements. The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties. That Vanguard School at El Divino Redentor, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property

damage caused by the sole, joint or concurrent negligence or gross negligence of the City of Mission.

The Licensee must obtain all necessary permits and approvals prior to the use of the property. The Licensee shall provide an overlay of asphalt over the existing alley along the east side of Jaycee Park to Barnes Street. The Licensee must maintain the said property area in a safe and clean condition. The granting of the license agreement does not guarantee the conditional use permit for the two portable buildings

Councilwoman Ortega moved to approve Resolution No.1978 for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 1987

THE CITY OF MISSION, TEXAS A HOME RULE MUNICIPAL CORPORATION OF 1208 E. 8TH STREET, MISSION TEXAS 78572, HEREIN AFTER REFERRED TO AS GRANTOR HAS HEREBY GRANTED, AND CONVEYED AND BY THESE PRESENT DOES GRANT, AND CONVEY UNTO VANGUARD SCHOOL AT EL DIVINO REDENTOR A REVOCABLE LICENSE TO ENCROACH BY ENCROACHING 24 FEET BY 40 FEET, MORE OR LESS, INTO THE CITY OF MISSION OWNED STRIP OF LAND FOR THE PROPERTY LOCATED AT 1020 LOS EBANOS RD, MISSION, TX 78572 BEARING A LEGAL DESCRIPTION OF 0.02 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A 40-FOOT BY 640-FOOT STRIP OF LAND ADJACENT TO MISSION JAYCEES PARK OUT OF LOT 21-3, WEST ADDITION TO SHARYLAND SUBDIVISION, CITY OF MISSION, HIDALGO COUNTY, TEXAS, SAID ENCROACHMENT CONSISTING OF AN ASPHALT DRIVEWAY ON SAID STRIP OF LAND AS DESCRIBED ON THE ATTACHED SITE PLAN AND ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS **EXHIBIT "A"**.

ROUTINE MATTERS

City Manager Comments – Unveiling of the new Texas Citrus Float tomorrow May 13th at 10:30 a.m. at Texas Citrus Mutual, Boys & Girls Club Fundraiser Tournament on Saturday, May 17th.

City Council Comments – Councilwoman Ortega wanted to congratulate all families and friends who had children that were graduating this month as her son would be graduating as an Engineer. Mayor Pro Tem Plata also had to daughters graduating this year from a nursing program and congratulated all graduates as well. Councilwoman Gerlach thanked everyone who attended the Police Memorial and she also touched based on the SWAT exercise that they had the opportunity to participate in. She thanked all law enforcement for their hard work. Councilman Vela congratulated all graduates.

Mayor's Comments – Thanked everyone who attended the Evening of Prayer last week at the Mission Event Center. It was a great night, and this year's focus was on first responders. She was proud to be a part of this one-of-a-kind community.

At 5:23 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

Upon conclusion of Executive Session at 6:42 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

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

No Action

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

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 related to adoption of Resolution # 1988 in response to the petition submitted by the Mission Police Association Local 293 requesting recognition as the sole and exclusive bargaining agent for the covered police officers of the Mission Police Department for the purpose of engaging in the Meet and Confer Process

Councilwoman Ortega moved to recognize Mission Police Association Local 293 as the sole and exclusive bargaining representative for the employees in the defined bargaining unit. The petition was reviewed by the City Attorney and it met all requirements, and that such recognition does not constitute an agreement to engage in Meet and Confer at this time. Motion was second by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 1988

A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, ACCEPTING THE PETITION SUBMITTED BY THE MISSION POLICE ASSOCIATION REQUESTING RECOGNITION AS THE SOLE AND EXCLUSIVE BARGAINING AGENT FOR THE MEMBERS OF THE CITY OF MISSION POLICE DEPARTMENT PURSUANT TO SUBCHAPTER B, CHAPTER 142 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

ADJOURNMENT

At 6:43 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