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The State of Texas  
The County of San Patricio  
The City of Mathis

Regular Meeting

January 13, 2025

In accordance with the Texas Open Meetings Act, Chapter 551.041 of the Texas Government Code, the City Council of the City of Mathis held a **Regular Meeting** at **7:00 P.M.** on **Monday, January 13, 2025**, at City Hall Annex, 401 E. San Patricio Avenue. **Public Notice** was hereby given that the City Council may elect to go into closed session at any time during the meeting in order to discuss matters listed on the agenda concerning personnel, consultation with the city attorney, real estate acquisition, or other purposes authorized under the "Open Meetings Act". In the event the City Council elects to go into closed session regarding an agenda item; the purpose of the closed session and the section of the Open Meetings Act authorizing the session will be publicly announced by the presiding officer.

**Councilman David Garcia led the invocation followed by the Pledge of Allegiance.**

1. Roll call to determine presence of a quorum.

Mayor Ciri Villarreal, Mayor Pro Tem Sandra Quinones, Councilman Israel Gonzales, Councilman Richard Salinas, Councilwoman Isabel Monsibaiz Rivera and Councilman David Garcia.

City Staff Present: City Manager Cedric Davis, Sr., City Secretary Mary A. Gonzales, Administrative Assistant Cassandra J. Moya

Guests: Chirs Neil (Primax Propeties), Homer Garza, Terrie McCall (Kingdom Hall of JW), Roberto Cardenas (Texas Geo Tech), and Bryan Johnson.

2. Call to order.

**With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 7:00pm.**

The City Council of the City of Mathis will discuss and act on the following:

3. Consider approval of minutes for December 10, 2024 Regular Meeting.

**MOTION: Mayor Pro Tem Sandra Quinones motioned to approve the minutes for December 10, 2024, Regular Meeting. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.**

4. Citizens to be heard.

*There were no presentations in attendance.*

5. Open public hearing.

*Public hearing began at 7:02 p.m.*

6. Conduct a Public Hearing offering the general public the opportunity to make comments and ask questions concerning the Proposed Zoning of B-1 Business District for all or part of the following properties legally described as follows:

Tractor Supply Addition Lot One (1) and Two (2) being Tracts A & B out of a called 543.41-acre tract (Tract Two) a tract which is deeded to Garza Homer G. and Mary A., recorded in Document Number 491241 of the Official Public Records of San Patricio County, Texas and being a portion out of tract No. 2, Matzenbaugh Subdivision, as shown on map or plat recorded in Volume 4, Page 11, Map Records of San Patricio County, Texas and being all in the M.P.J&N Delgado Grant, Abstract No. 4, San Patricio County, Texas. *Said 53.41-acre tract is situated in San Patricio County, Texas, on the north east perimeter of the town of Mathis on State HWY 459 (IH-37).*

*Mary Gonzales informed this is the public hearing for the proposed B-1 Business Zoning for the property of Tractor Supply Parcels development. Chris Neil, with Primax Properties, developers for Tractor Supply, informed on the timeline of the development. Councilman Garcia asked if there was a projected timeline. Mr. Neil informed when they submit the required information for permits, they will start the process of developing. He is anticipating two or three months of permitting to finish that stage. 6 months to build a store; a month to organize merchandize in the store. 10 to 11 months from now to be done by December. Councilwoman Rivera asked if there will be job opportunities for those who live in the community. Mr. Neil said yes, they do hire local. MEDC Director Encinia asked if there are any restrictions as far as businesses wanting to develop right next to them. Mr. Neil did state that they wouldn't want any competitors.*

*For the record there was a correction on this item due to an error on the acre tract description that was corrected from 543.41 to read 53.41 acre tract (Tract Two).*

7. Conduct a Public Hearing offering the general public the opportunity to make comments and ask questions concerning the Proposed Re-Zoning request of the property legally described as Mathis Railroad Subd Lot 1 (.1150 acres), Lot 2 (.1150 acres), Lots 3 and 4 (.2300 acres) from Industrial District to B-1 Business District.

*Said lots are situated in San Patricio County, Texas, on North Front Street of the town of Mathis (812 N. Front).*

*Mary Gonzales stated this is a public hearing to re-zone the property parcels from industrial district to business district. The property owner has done some remodeling to the building and has been used for both residential and commercial. As such, the property owner has requested this rezoning after the remodeling they have done; to promote for commercial use, possibly for a realtor office or insurance office.*

8. Close public hearing.

*Close public hearing at 7:13 p.m.*

9. Discuss and consider First Reading of Ordinance No. O-25-01-01 Amending the Comprehensive Zoning Ordinance and the Zoning Map so as to give the following Property on Exhibit A, a Zoning Classification of B1-Business Use, in San Patricio County, Texas. Amending the official Zoning Map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date.

*Mary Gonzalez stated this is the first reading of the ordinance that references the public hearing of Tractor Supply that is required to make the rezoning to B1 Business District.*

**MOTION:** Councilman Richard Salinas motioned to approve the First Reading of Ordinance No. O-25-01-01 Amending the Comprehensive Zoning Ordinance and the Zoning Map so as to give the following Property on Exhibit A, a Zoning Classification of B1-Business Use, in San Patricio County, Texas. Amending the official Zoning Map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

10. Discussion and motion approving the preliminary plat of the hereinafter described property on Exhibit A, being a RePlat of Tractor Supply Addition Lot One (1) and Two (2) being Tracts A & B out of a called 53.41-acre tract (Tract Two), a tract which is deeded to Garza Homer G. and Mary A., recorded in Document Number 491241 of the Official Public Records of San Patricio County, Texas and being a portion out of Tract No. 2, Matzenbaugh Subdivision, as shown on map or plat recorded in Volume 4, Page 11, Map Records of San Patricio County, Texas and being all in the M.P.J & N. Delgado Grant, Abstract No. 4, San Patricio County, Texas.

*Mary Gonzalez stated this is the motion to approve the preliminary replat for the Tractor Supply parcels development.*

**MOTION:** Mayor Pro Tem Sandra Quinones motioned to approve the preliminary plat of the hereinafter described property on Exhibit A, being a RePlat of Tractor Supply Addition Lot One (1) and Two (2) being Tracts A & B out of a called 53.41-acre tract (Tract Two), a tract which is deeded to Garza Homer G. and Mary A., recorded in Document Number 491241 of the Official Public Records of San Patricio County, Texas and being a portion out of Tract No. 2, Matzenbaugh Subdivision, as shown on map or plat recorded in Volume 4, Page 11, Map Records of San Patricio County, Texas and being all in the M.P.J & N. Delgado Grant, Abstract No. 4, San Patricio County, Texas. The motion was seconded by Councilman David Garcia and the motion carried 5-0.

11. Discuss and consider First Reading of Ordinance No. O-25-01-02 amending the Comprehensive Zoning Ordinance and the Zoning Map so as to give the following property on Exhibit A, legally described as Mathis Railroad Subd Lot 1 (.1150 acres), Lot 2 (.1150 acres), Lots 3 and 4 (0.2300 Acres), in San Patricio County, Texas, a zoning Classification of B-1, Business District Use, Amending the official Zoning Map of the City.

*Mary Gonzalez stated this is the first ordinance for the compliance with the zoning request for the property on Front St. from industrial district to business district.*

**MOTION:** Councilman Israel Gonzales motioned to approve the First Reading of Ordinance No. O-25-01-02 amending the Comprehensive Zoning Ordinance and the Zoning Map so as to give the following property on Exhibit A, legally described as Mathis Railroad Subd Lot 1 (.1150 acres), Lot 2 (.1150 acres), Lots 3 and 4 (0.2300 Acres), in San Patricio County, Texas, a zoning Classification of B-1, Business District Use, Amending the official Zoning Map of the City. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

12. Discuss and consider approving the preliminary Re-Plat of the hereinafter described property on Exhibit a, being a RePlat of Momosa Village farm Block 1, Lots 10 thru 27, Block 2, Lots 1 thru 13, Block 2, Lots 32 thru 36 and Block 7, Lot 1A, 1 thru 5, being a Re-Plat of the Momosa Village Farm Plat, a Plat recorded in Volume A-24, Page 31-4 of the Map Records of San Patricio County, Texas.

*Bryan Johnson, with J2J Industries, LLC, a Texas limited liability company is planning to develop on the property for affordable housing for the community. Their plan is to build 42 homes around the cost of \$160,000 - \$170,000 that can be affordable to the community. They will be developing 6 homes at a time and start from there to make sure that they are able to sale. As soon as the engineering & infrastructure are approved, they will begin developing.*

*In addition, for the record, there was a correction on this item due to an error on the spelling of the Village Farm description that read "Momosa" instead of Mimosa Village Farm.*

**MOTION:** Councilman Richard Salinas motioned to approve the Re-Plat of the hereinafter described property on Exhibit a, being a RePlat of Mimosa Village farm Block 1, Lots 10 thru 27, Block 2, Lots 1 thru 13, Block 2, Lots 32 thru 36 and Block 7, Lot 1A, 1 thru 5, being a Re-Plat of the Mimosa Village Farm Plat, a Plat recorded in Volume A-24, Page 31-4 of the Map Records of San Patricio County, Texas. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

13. Discussion and motion approving Resolution No. R-25-01-01 amending the authorized signatory TxPool representatives.

*Mary Gonzales stated since our recent hire of a Finance Director, Caron Vela, we're requesting an approval of this resolution, amending the authorized signatory TxPool representatives for the City of Mathis and giving Caron primary responsibility actions on monthly statements as part of the agreement.*

**MOTION:** Mayor Pro Tem Sandra Quinones motioned to approve Resolution No. R-25-01-01 amending the authorized signatory TxPool representatives. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

14. Discussion and motion approving Resolution No. R-25-01-03 amending the authorized signatory Prosperity Bank representatives.

*Mary Gonzales informed this resolution will add our Finance Director Caron Vela to the list of authorized representatives for the City of Mathis to sign and execute bank drafts on behalf of the City of Mathis.*

**MOTION:** Councilman David Garcia motioned to approve Resolution No. R-25-01-03 amending the authorized signatory Prosperity Bank representatives. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

15. Discussion and motion approving Resolution No. R-25-01-04 approving continued participation with the National Fitness Campaign (NFC).

*Mr. Davis informed that this resolution is to accept continued participation in the National Fitness Campaign for participation in their 2025 initiative to install and activate outdoor Fitness Courts. Approving this resolution, the city will accept (1) \$50,000 National Grant from the NFC Grant Committee and Statewide Partners, and endeavor to provide a local match in the amount of \$30,000 contingent upon funds from potential Texas Parks and Wildlife grant funds, or if budgeted internal funds within fiscal year 2026 to promote a free-to-the public outdoor Fitness Court. Mr. Davis is asking for approval for this resolution.*

**MOTION:** Councilman David Garcia motioned to approve Resolution No. R-25-01-04 approving continued participation with the National Fitness Campaign (NFC). The motion was seconded by Mayor Pro Tem Sandra Quinones and the motion carried 5-0.

16. Discussion and direction regarding a temporary property rental request between the City of Mathis and Kingdom Hall of Jehovah's Witnesses.

*Mary Gonzales informed that Kingdom Hall is requesting a temporary property rental agreement between the city and Kingdom Hall allowing them to rent the city's property for their construction material storage site for their plans of remodeling the Kingdom Hall facility. Utilizing the city's property will assist in the parking as an effort to not create a street congestion issue in that area during the construction phase. Mr. Davis will put an agreement together that will include costs and other liabilities that will go into effect.*

**MOTION:** Councilman David Garcia motioned to approve a temporary property rental request between the City of Mathis and Kingdom Hall of Jehovah's Witnesses. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

17. Close public meeting.

*Closed public meeting at 7:55 p.m.*

18. Executive Session under Section 551.071 to consult with City Attorney and Texas Disciplinary Rules of Professional Conduct Rule 1.05 regarding resolution and or settlement of dismissed City of Mathis Citation No. 001769 and San Patricio County Case No. 24-00512 Cruelty of Non-Livestock Animals.

19. Reconvene public meeting.

*Reconvened public meeting at 8:32 p.m.*

20. Consider possible action regarding resolution and or settlement of dismissed City of Mathis Citation No. 001769 and San Patricio County Case No. 24-00512 Cruelty of Non-Livestock Animals.

**MOTION:** Mayor Pro Tem Sandra Quinones motioned to approve settlement of dismissed City of Mathis Citation No. 001769 and San Patricio County Case No. 24-00512 Cruelty of Non-Livestock Animals. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0 with 1 abstain by Councilman David Garcia.

#### DIVISION AND FINANCIAL REPORTS

21. City Business updates and all matters pertaining thereto.

City Manager, Cedric W. Davis, Sr.

- *Fielded calls and met with citizens and potential developers; visited worksites; Review of Internal Administrative inquiry No. 1220-24; Met with Hanson engineers; Met with PW Director Tafolla, Independent Water/Infrastructure Funding Consultant. Attended TWDB Financial Assistance Workshop; Corresponded with Grantworks Rep; Met with Bryan Johnson developer for new affordable family homes; Phase 1 of installation of 11-12 solar lights at Gonzalo Park; corresponded with Tractor Supply; National Fitness Campaign 2025 Grant*

22. City Council requests for future Agenda Items.

- *Councilman Israel Gonzales would like update on roadway of McNally.*
- *Councilman Richard Salinas would like a workshop on water issues and water wells; IH 37 and 359 and address TxDot to expedite the process.*
- *Mayor Pro Tem Sandra Quinones asked if we can check the sensors on the lighting at Gonzalo Park*
- *Mayor Ciri Villarreal wants to know the status on the TxDot Agreement on lights at 359 and more communication on repairs to lights.*

23. Adjourn

*With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:43 pm.*

**MOTION:** Mayor Pro Tem Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

PASSED AND APPROVED ON THIS THE 27<sup>th</sup> DAY OF January, 2025

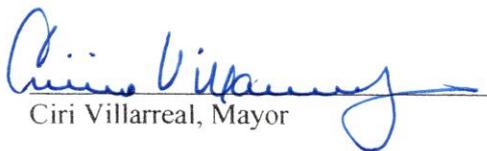
UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Mayor Pro Tem Sandra Quiñones AND ADOPTED

BY A VOTE OF 3 TO 0.

ATTEST:

  
Mary Acosta Gonzales, City Secretary

  
Ciri Villarreal, Mayor