



**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") to develop a townhouse residential development.
- The tract of land is 7.29 acres in area measures 660 feet along N. Mayberry Road and has a depth of 971.5 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West, South and North, and Single-family Residential District to the East.
- The surrounding land uses include the Sonoma Ranch single-family subdivision under construction to the East, single-family homes and vacant land to the North, and an irrigation canal and the Pueblo de Paz apartments to the South and West.
- The subject property is vacant along Mayberry and has a home at the northwest corner.
- The Future Land Use Map shows that the south 300 feet of the subject property is designated as high-density residential while the remaining tract is designated as low-density residential. A portion of the requested zoning is not in line with the future land use map designation, but staff believes the property is in transition to medium-density residential land uses.
- Notices were mailed to 12 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

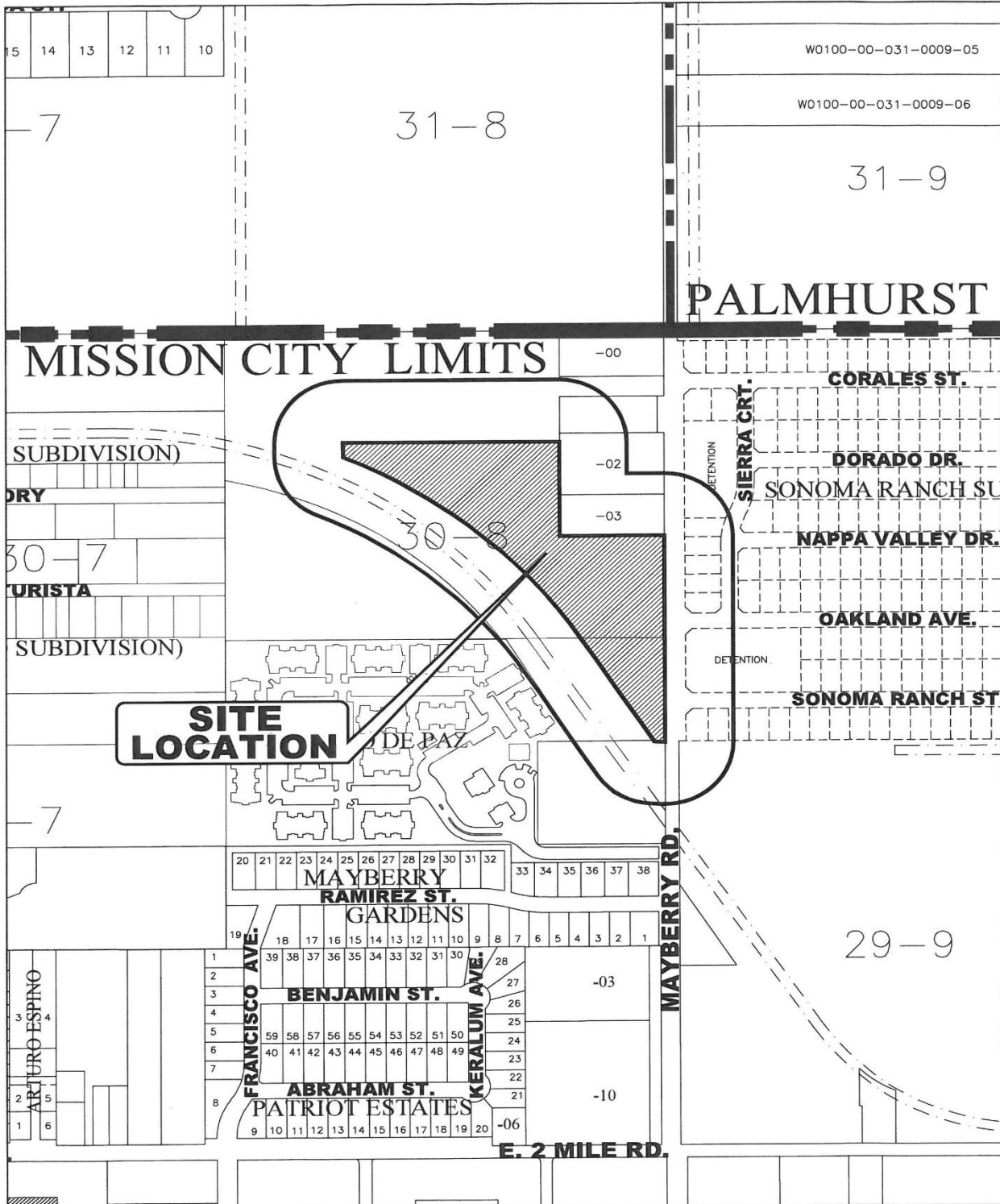
Staff recommends approval to the rezoning request.

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____

_____	AYES	
_____	NAYS	
_____	DISSENTING	_____

# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.





# AERIAL



**PROPERTY SURVEY**

N.E. COR.  
LOT 30-8 WEST ADDITION  
TO SHARYLAND

1.00 ACRE TRACT  
DOCUMENT # 2899431  
330.00'

LOT 1, OCANA SUBD.  
VOLUME 31, PAGE 195A  
330.00'

1.00 ACRE TRACT  
DOCUMENT # 2744547  
330.00'

1.50 ACRE TRACT  
DOCUMENT # 2744547  
330.00'

1.00 ACRE TRACT  
DOCUMENT # 2744547  
330.00'

7.29 ACRE TRACT  
Doc. # 1719992

14.90 ACRE TRACT  
DOCUMENT # 3213286

(RECORDED)  
N 24°18'00" E  
7.20'

(MEASURED)  
N 26°16'15" E  
6.10'

N 87°53'00" E  
641.50'

N 61°10'00" W  
308.80'

N 45°12'00" W  
500.00'

N 33°10'00" W  
500.00'

N 73°53'00" W  
70.80'

SOUTH

EAST

P.O.B.

N. MAYBERRY ROAD

SOUTH

S.E. COR.  
LOT 30-8 WEST ADDITION  
TO SHARYLAND

CHAIN LINK FENCE

BLOCK FENCE

CORP. CANAL

L O T 30-8

L O T 29-8

L O

SCA

LE

F -

F<sub>1</sub> -

F<sub>2</sub> -

F<sub>3</sub> -

S -

S -

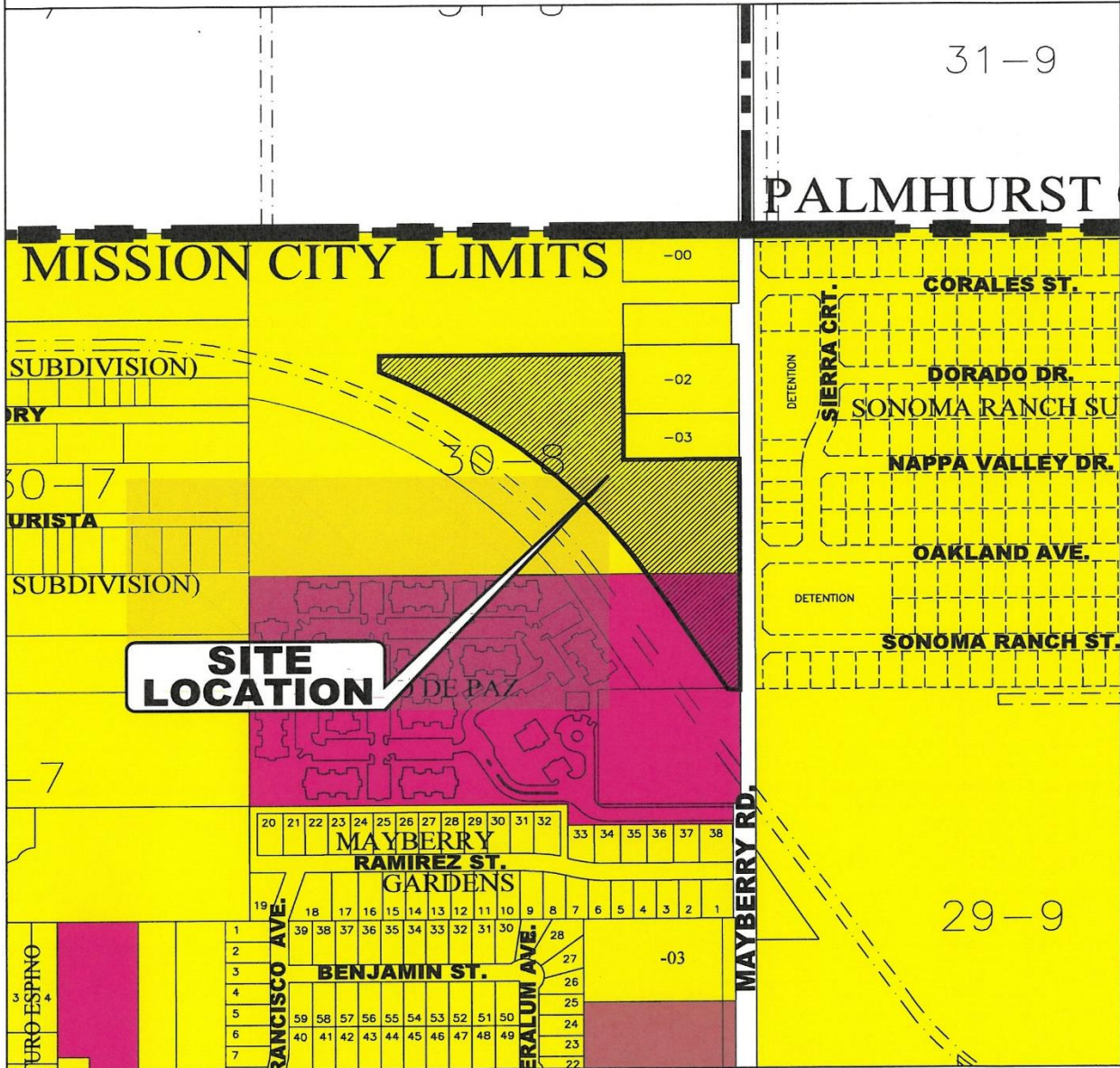


**PHOTO OF THE SUBJECT PROPERTY**





# FUTURE LAND USE MAP





## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317288	LOZANO FRANK & SAN JUANITA	10334 N 23RD LN	MCALLEN	TX	78504-6325
565998	JECRG INTERESTS INC	PO BOX 980667	HOUSTON	TX	77098-0667
317272	VILLARREAL RAFAEL & MARIA YNOCENCIA G	3309 N MAYBERRY RD	MISSION	TX	78573-1344
658540	PUEBLO DE PAZ APARTMENTS	175 POWDER FOREST DR	WEATOGUE	CT	06089-7902
317410	JONES ELIZABETH EPLER INDEPENDENT EXECUTOR	300 JAY AVE	MCALLEN	TX	78504
317403	ANZALDUA MAURO & GLORIA	3421 N MAYBERRY RD	MISSION	TX	78573-1343
317404	SALAZAR JANE S & ALFREDO G JR	3415 N MAYBERRY RD	MISSION	TX	78573-1343
317405	ZAMARRIPA RACQUEL	3311 N MAYBERRY RD	MISSION	TX	78573-1344
509196	ZAMARRIPA RACQUEL	3311 N MAYBERRY RD	MISSION	TX	78573-1344
317407	KHIT PROPERTY MANAGEMENT LLC	708 W NOLANA AVE	MCALLEN	TX	78504-3013
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
317401	O'CANA ALBERT R JR & ERICA	3507 N MAYBERRY RD	MISSION	TX	78573-1342