



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") and Office Building District ("C-1") Office Building District to Single-Family Residential District ("R-1"), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino - Cervantes

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 a portion of his property from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") to Single-family Residential District ("R-1") so that the owner's house is in the correct zoning. For the remaining portion of the property with frontage on West Mile 2 Road, the applicant intends to split it for a future office commercial development.
- The tract of land measures 50 feet along West Mile 2 Road and has a depth of 1,320 feet.
- The surrounding zones are Office building District (C-1) and Agricultural Open Interim (A-OI) to the West, Agricultural Open Interim (A-OI) to the North and South, and Agricultural Open Interim (A-OI), Single-family Residential District and Duplex-fourplex Residential District (R-2) to the East.
- The surrounding land uses include the offices of the United Irrigation District to the West, The Trosper Fair Heights single-family subdivision, a duplex-fourplex subdivision under construction, and land with farm animals to the East. The property to the South is vacant and the Escobar/Rios Elementary School is located to the North.
- The subject property has a home with a shed in the back.
- The Future Land Use Map shows the subject property as Low-Density Residential. The requested zoning is in line with the future land use map designation for the property.
- Notices were mailed to 18 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

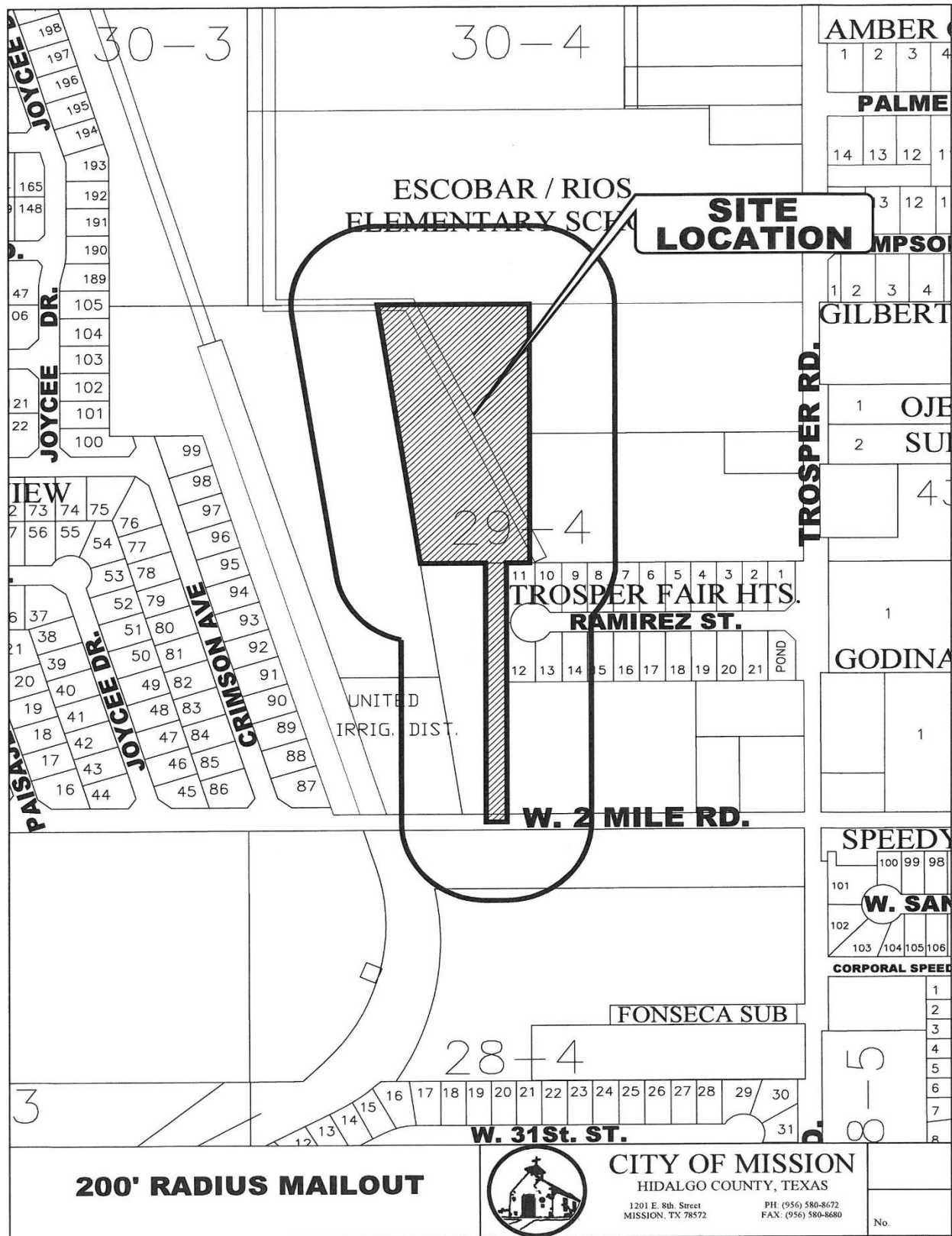
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



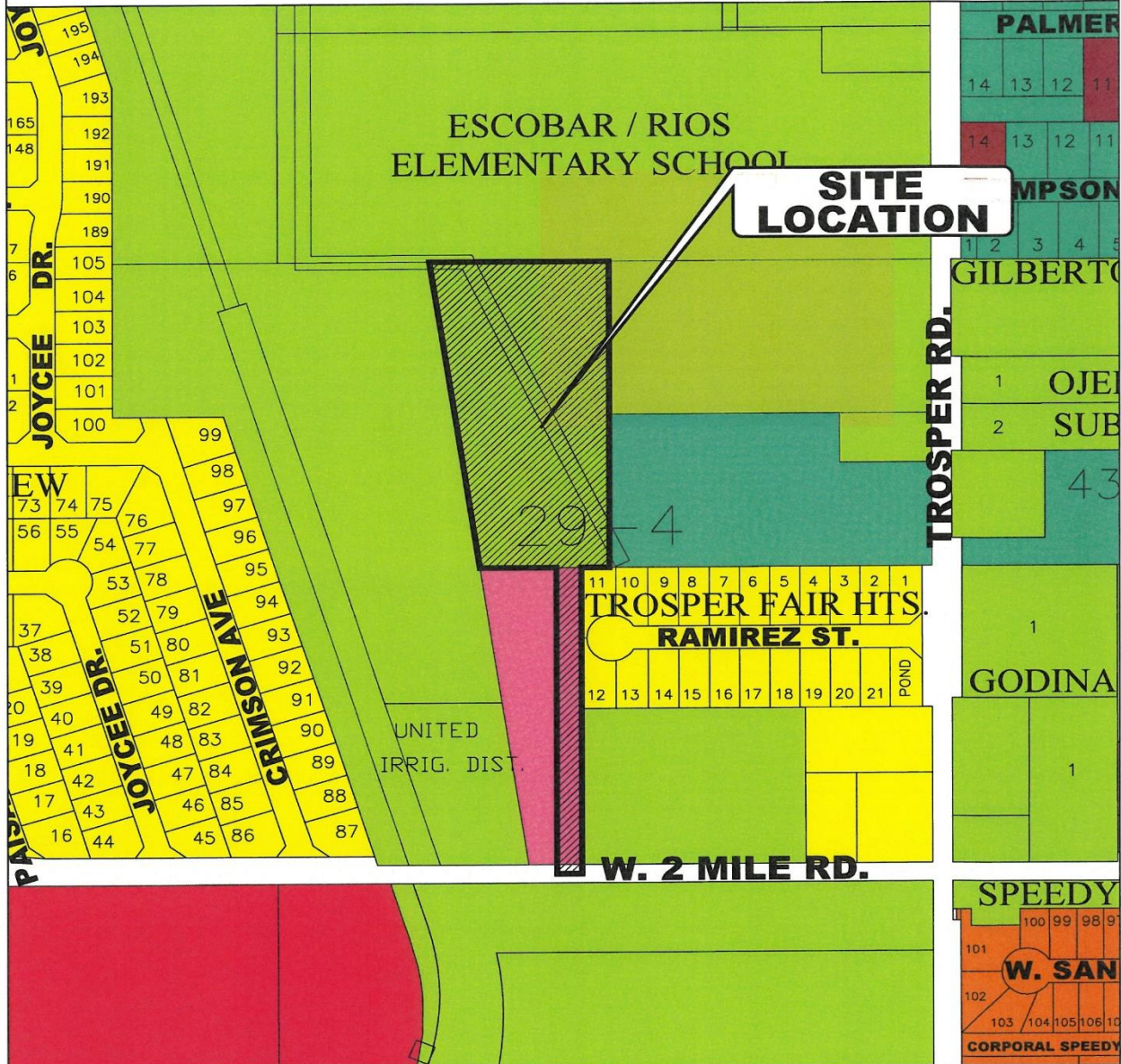
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

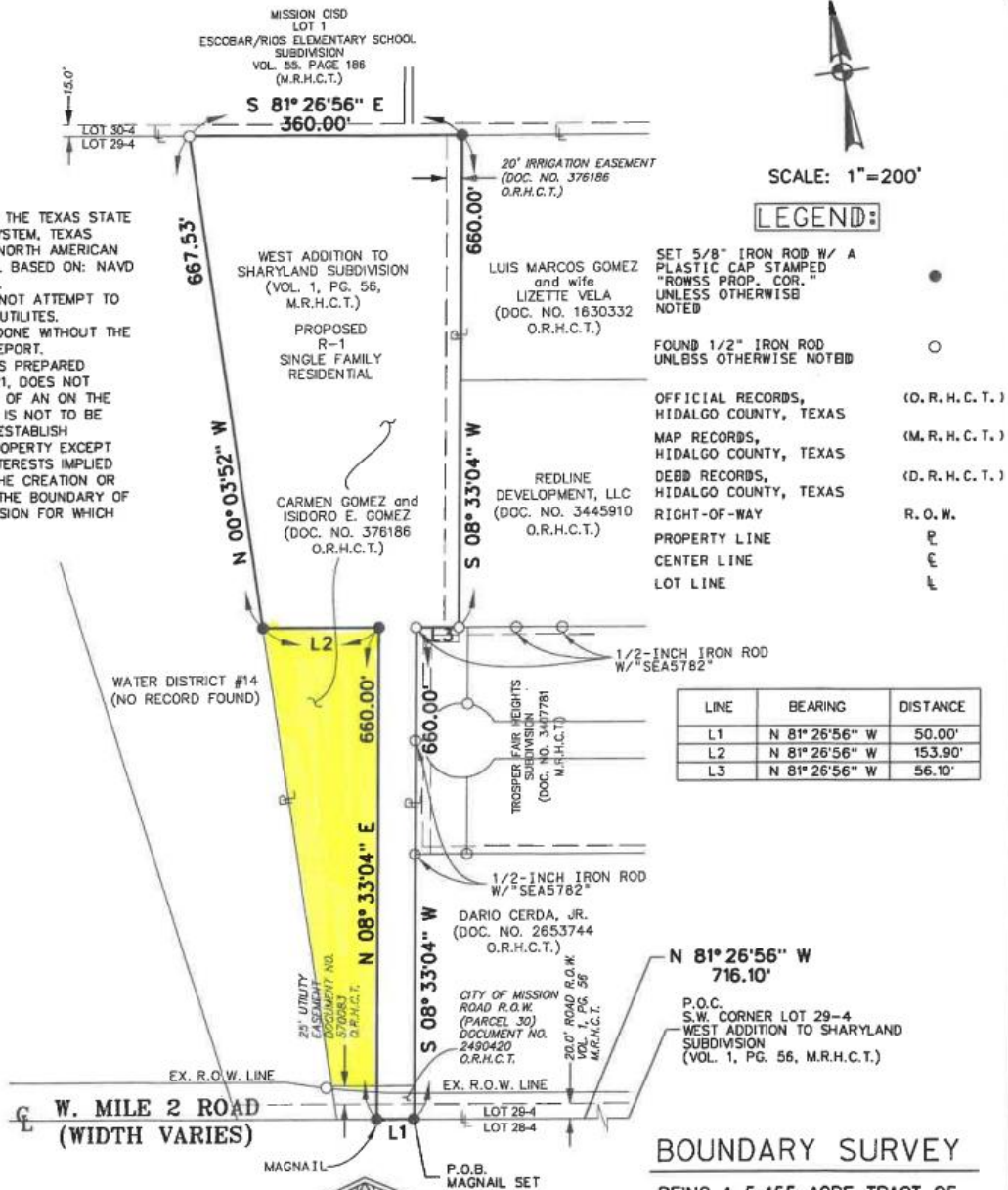
AERIAL



PROPERTY SURVEY

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/09/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968



BOUNDARY SURVEY

BEING A 5.455 ACRE TRACT OF LAND OUT OF A 7.03 ACRE TRACT OUT OF LOT 29-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



ROW SURVEYING SERVICES, LLC.

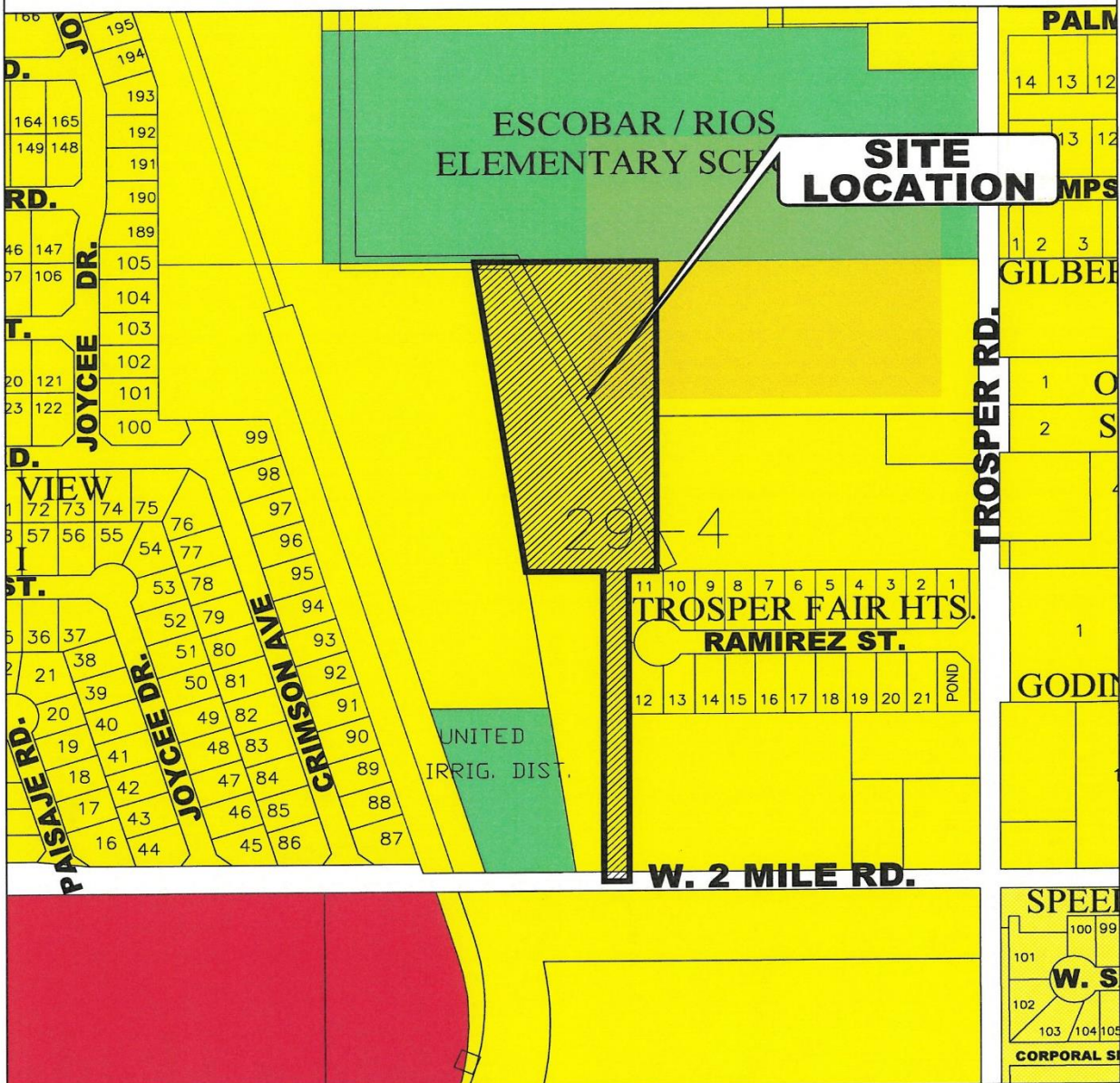
900 S. STEWART RD. SUITE 113
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 893-7116
TBPLS REG. FIRM# 10193886

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PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|---|---|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - PUD - Planned Unit Development |

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317250	GOMEZ CARMEN & ISIDORO E	1000 W MILE 2 RD	MISSION	TX	78574-0542
317249	GOMEZ LUIS MARCOS	3421 N TROSPER RD	MISSION	TX	78573-1381
538466	CERDA DARIO & GLORIA D	806 W MI 2 RD	MISSION	TX	78574
524823	WATER DISTRICT 14	PO BOX 867	MISSION	TX	78573
317251	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
567925	CERDA DARIO & GLORIA D	806 W MI 2 RD	MISSION	TX	78574
728847	MISSION CISD	1201 BRYCE DR	MISSION	TX	78572-4311
317165	GALVAN JESUS MORA	1809 W 21ST ST	MISSION	TX	78572-0716
317169	JUAREZ MARIA DE MARTIN	3117 N HOLLAND AVE	MISSION	TX	78574-1503
1470680	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470681	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470682	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470683	RAMIREZ ELOY E & YADIRA DE LA FUENTE	903 RAMIREZ LN	MISSION	TX	78573-8711
1470675	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470676	BELANI CONSTRUCTION LLC	1402 S WAXAHACHIE ST	ALTON	TX	78573-3750
1470677	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470678	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470679	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539