



**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 Single-Family Residential District ("R-1") to Duplex-Fourplex District ("R-2"), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- June 19, 2025 – Application for rezoning submitted for processing.
- July 2, 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 Single-Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") to build a duplex structure.
- The tract of land is 0.2066 acres in area and it measures 50 feet along Glasscock Road and has a depth of 180.0 feet.
- The surrounding zones are Single-Family Residential District (R-1) to the North, West and South and Mobile & Modular Home District to the East.
- The surrounding land uses are Single-Family homes to the North, West and South and the Valley View Estates Mobile Home Park to the East.
- The subject property is vacant.
- The Future Land Use Map designates the property as low-density residential. The requested rezoning is not in line with the low-density designation in the comprehensive plan.
- The same rezoning request was pursued by a different applicant in November of 2023. There was opposition from the surrounding property owners citing drainage, fire protection and trash concerns. The rezoning was denied by the Planning and Zoning Commission and the City Council.
- Notices were mailed to 30 surrounding property owners. As of packet day the Planning staff has received (1) phone call from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends disapproval to the rezoning request.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

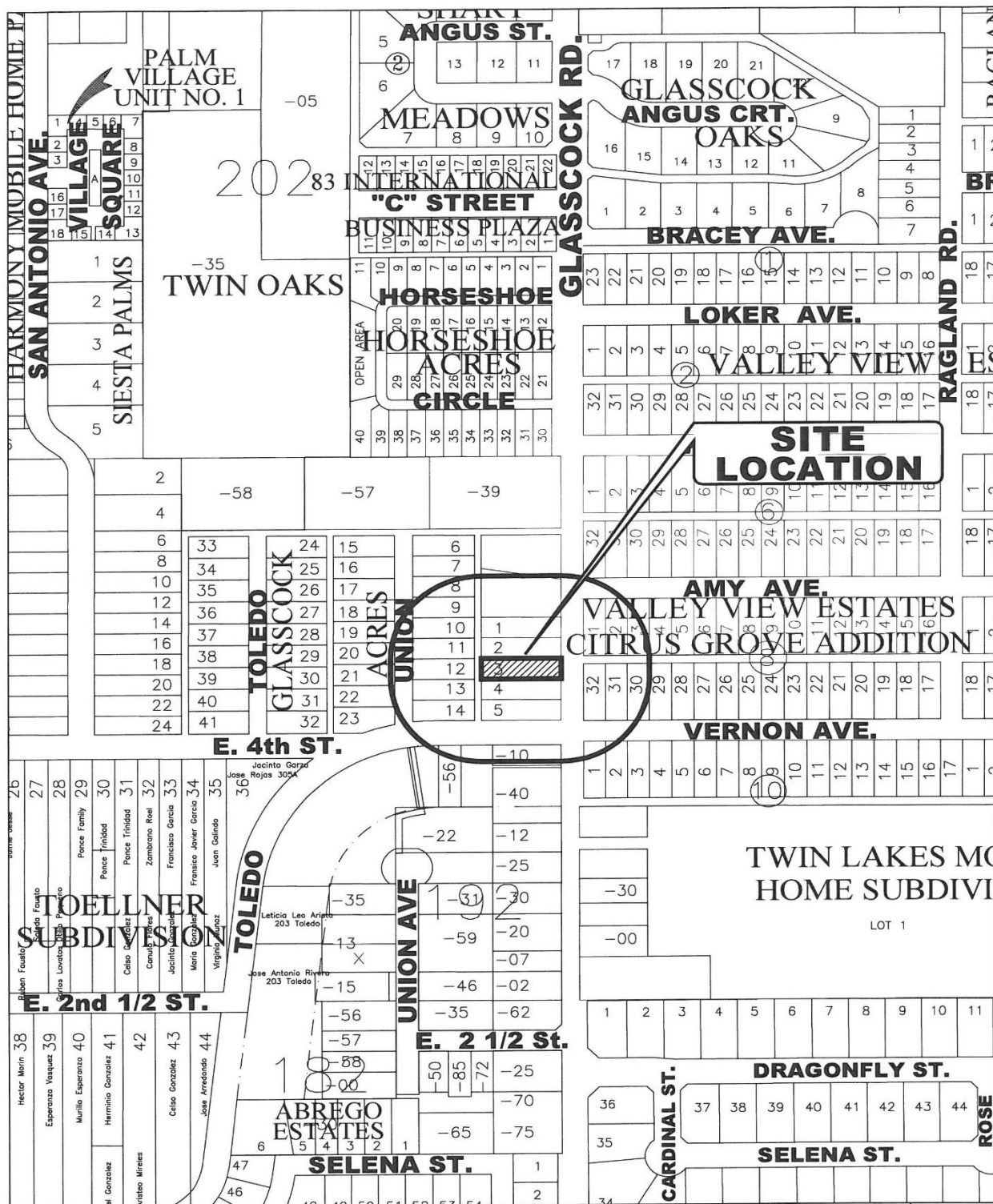
\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



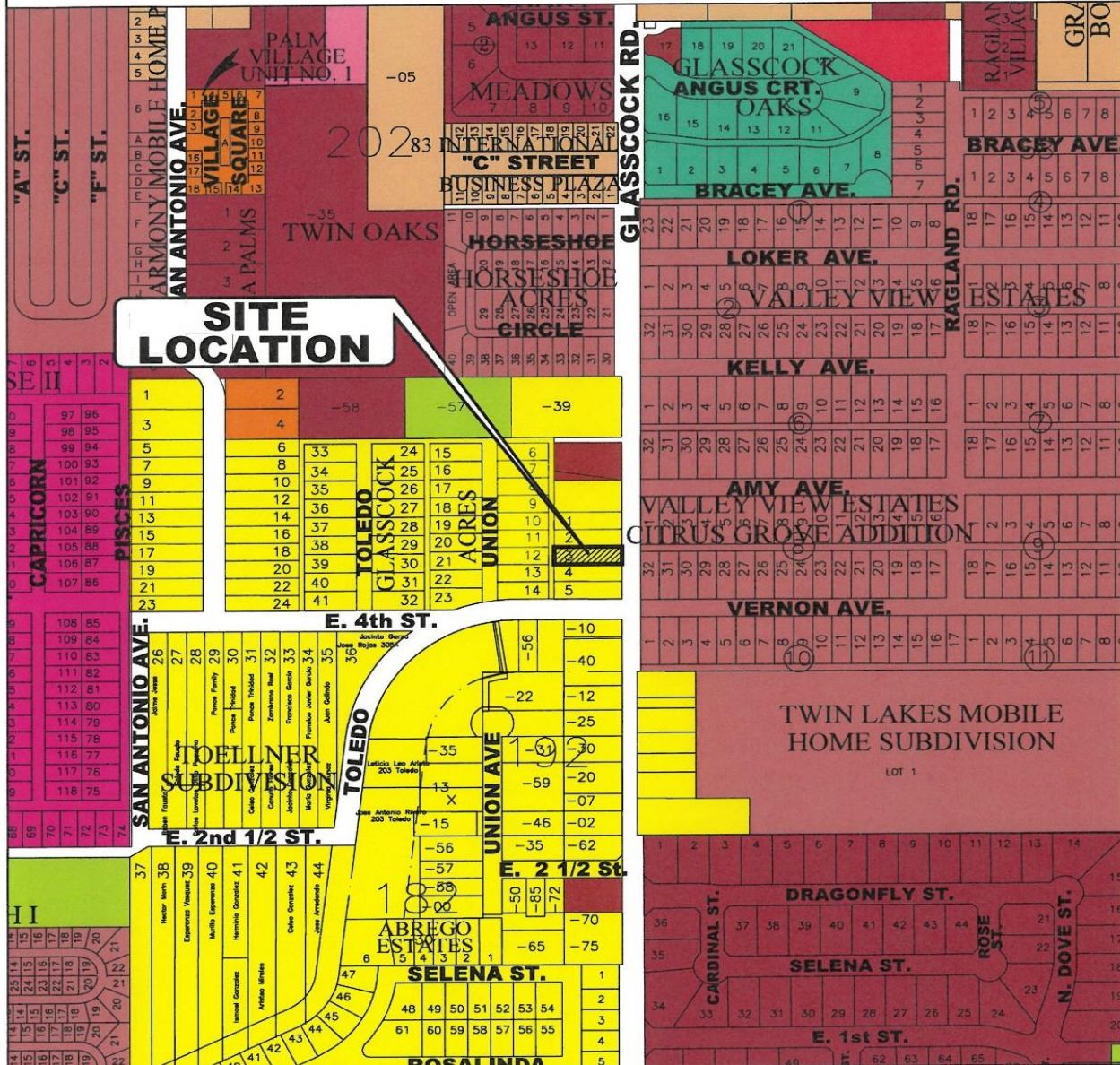
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No

# ZONING MAP



## ZONING LEGEND

	A-0-1 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A-0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD 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



15.00' ALLEY  
GLASSCOCK ACRES (UNRECORDED)

0.2065 ACRE OUT OF LOT 192  
JOHN H. SHARY SUBDIVISION  
VOL. 1, PG. 17, H.C.M.R.  
ALSO KNOWN AS LOT 2  
GLASSCOCK ACRES (UNRECORDED)

OWNER NAME: ANDRES LARA MANZANO AND MARISOL HOLDEN  
DOCUMENT NUMBER: 2023-3446758  
RECORDED: MAY 11 2023  
O.R.H.C.

WEST RIGHT OF WAY LINE  
OF GLASSCOCK ROAD

P.O.B.

20.0' FRONT SETBACK

EXISTING BACK OF CURB  
EXISTING EDGE OF PAVEMENT

0.21 ACRE OUT OF LOT 192  
JOHN H. SHARY SUBDIVISION  
VOL. 1, PG. 17, H.C.M.R.  
ALSO KNOWN AS LOT 4

0.2065 ACRE OUT OF LOT 192  
JOHN H. SHARY SUBDIVISION  
VOL. 1, PG. 17, H.C.M.R.  
ALSO KNOWN AS LOT 3  
GLASSCOCK ACRES (UNRECORDED)

OWNER NAME: JUAN ESPINOZA  
DOCUMENT NUMBER: 2023-3462558  
RECORDED: JULY 7, 2023  
O.R.H.C.

GLASSCOCK ACRES (UNRECORDED)

15.00' ALLEY

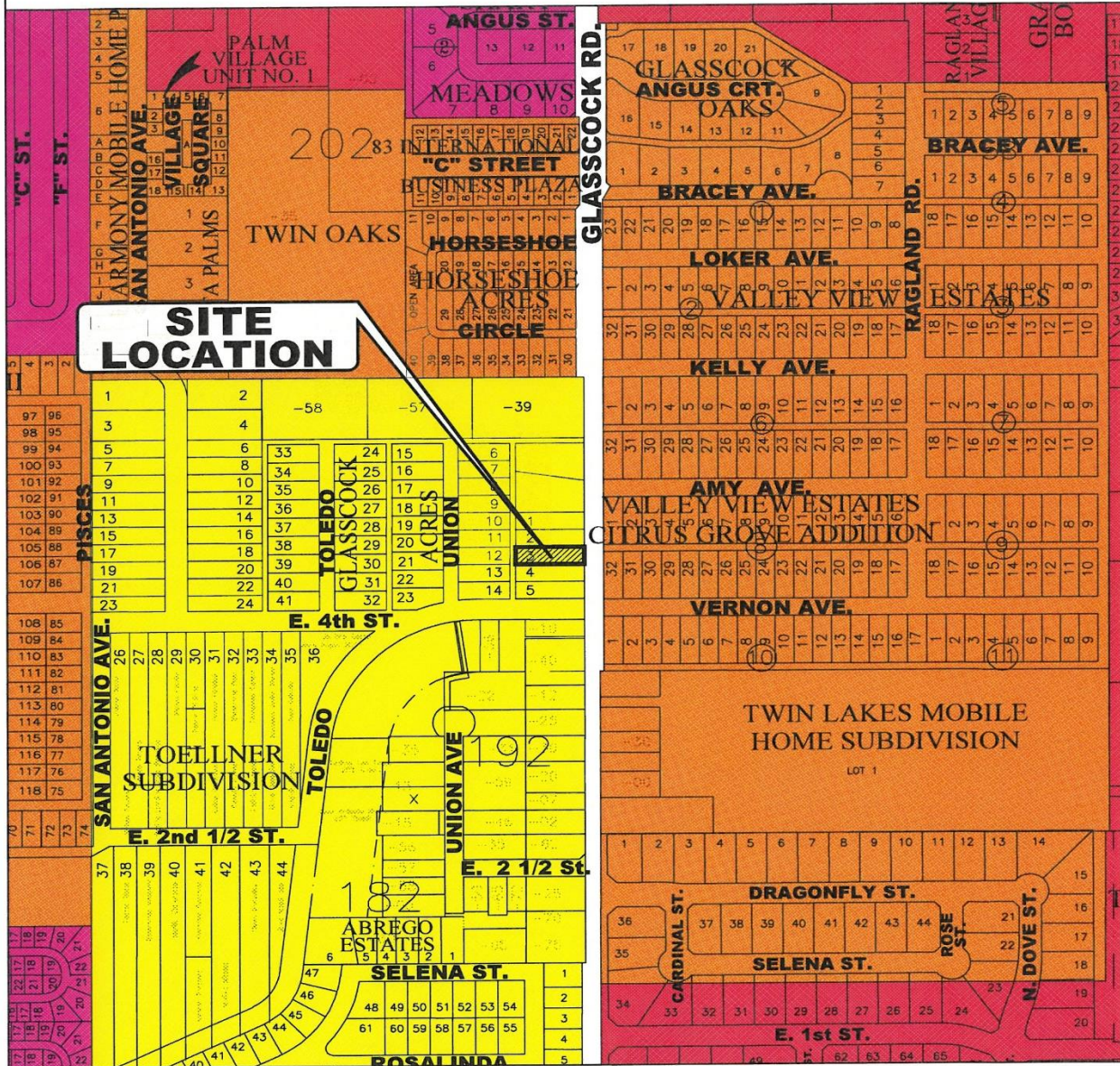


**PHOTO OF THE SUBJECT PROPERTY**





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                          | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - LDA - Lower Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - HC - Heavy Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> - MD - Moderate Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - HD - High Density Res.                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
179240	CEPEDA GUADALUPE A & ANA L	401 S GLASSCOCK RD	MISSION	TX	78572
179239	SALINAS LUIS ANTONIO	403 S GLASSCOCK RD	MISSION	TX	78572
179238	ESPINOZA JUAN	1610 HESTER AVE	DONNA	TX	78537-2914
179237	MANZANO ANDRES LARA & MARISOL HOLDEN	407 N GLASSCOCK RD	MISSION	TX	78572
179236	JOSE ESCAMILLA JR	409 N GLASSCOCK RD	MISSION	TX	78572-8690
179245	GARCIA IGNACIO	4701 FIR AVE	MCALLEN	TX	78501-8627
179244	SOLIS ALMA GLORIA	302 PECAN AVE	MISSION	TX	78572-5947
179247	ZUNIGA MARIA DE LA LUZ	408 UNION AVE	MISSION	TX	78572-6501
683257	SALINAS SERGIO	3900 S WARE RD APT 218	MCALLEN	TX	78503-7303
683258	GONZALEZ RUTH & REBECCA CISNEROS	404 UNION AVE	MISSION	TX	78572-6501
179249	GONZALEZ RICARDO JR & VIRIDIANA D GUTIERREZ	402 UNION AVE	MISSION	TX	78572-6501
179255	CRUZ JOSUE & CINTHYA J DE LA GARZA DECUIR	3809 SAN RODRIGO	MISSION	TX	78572-7505
179256	CAMACHO HOMERO & JUANITA C	407 UNION AVE	MISSION	TX	78572-6502
179246	BRAVO ARMANDO HERNANDEZ & MELISA LIZETH FARIAS	411 N GLASSCOCK RD A	MISSION	TX	78572-9775
179257	SUN VISTA LAND DEV LLC	1218 MATAMOROS ST	MISSION	TX	78572-5822
179250	PARRA YARELI ITZEL	400 UNION AVE	MISSION	TX	78572-6501
313587	WEBSTER CORA CELESTIA	2001 AMY ST	MISSION	TX	78572-9258
313637	DEKEMA RONALD & CARLENE DEKEMA	210 23RD ST	OTSEGO	MI	49078-9624
313635	ADAMS MICHAEL SCOTT & FLORINDA	2005 VERNON ST	MISSION	TX	78572-9256
313656	HOSTRAWSEY CARAL A TRUSTEE	449 POST RD	LINO LAKES	MN	55014-1997
313636	STEPLEWSKI MARK & BOONSON	2003 VERNON ST	MISSION	TX	78572-9256
313607	NILES MARIA GUADALUPE	2002 AMY ST	MISSION	TX	78572-9223
313606	ESCAMILLA NOE RAUL	2000 AMY ST	MISSION	TX	78572-9223
313608	GROSS LONNIE D & BONNIE LEE	2004 AMY ST	MISSION	TX	78572-9223
313657	HAGERT MARY A	2505 7TH AVE SE	WILLMAR	MN	56201-6140
281019	BORJON HUMBERTO N	1906 E 4TH ST	MISSION	TX	78572-8007
458333	MEDINA CARMEN B & ROSA	603 SAN ANTONIO	MISSION	TX	78572-9218
281039	YLLADES FRANCISCO J & ADELA S	1910 E 4TH ST	MISSION	TX	78572-7051
281021	GARCIA MARIO C & LETICIA	319 N GLASSCOCK RD	MISSION	TX	78572-8163
1233641	RAMIREZ SALVADOR A & NANCY L MARTINEZ	412 UNION AVE	MISSION	TX	78572-6501