

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.37 – R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.371 – R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.372 – R-1T (TOWNHOUSE RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.38 – R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.39 – R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, AND SECTION 1.40 – R-4 (MOBILE HOME AND MODULAR HOME DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.44(A) – C-5 (ADAPTIVE COMMERCIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.45 – I-1 (LIGHT INDUSTRIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.46 – I-2 (HEAVY INDUSTRIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.47 – PUD (PLANNED UNIT DEVELOPMENT), SUBSECTION (2) PERMITTED USES BY ADDING TELEPHONE, RADIO, TELEVISION AND/OR OTHER COMMUNICATIONS TOWERS AS A CONDITIONAL USE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

**WHEREAS**, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

**WHEREAS**, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government, peace, or order of Mission; and

**WHEREAS**, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

**WHEREAS**, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:**

**SECTION I:** That the City of Mission Code of Ordinances, Appendix A, Zoning, is hereby amended by adding the language underlined (added) to read in full as follows: \*The remaining sections are to remain in force.

Section 1.37. – R-1A (Large Lot Single Family Residential District)

3. Conditional Uses:

1. Telephone, radio, television, and/or other communication towers.

Section 1.371. – (R-1 Single-Family Residential District)

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.372. – R-1T (Townhouse Residential District)

3. Conditional Uses:

k. Telephone, radio, television, and/or other communication towers.

Section 1.38. – R-2 Duplex-Fourplex Residential District

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.39. – R-3 (Multi-Family Residential District)

3. Conditional Uses:

m. Telephone, radio, television, and/or other communication towers.

Section 1.40 – R-4 (Mobile Home and Modular Home District)

3. Conditional Uses:

g. Telephone, radio, television, and/or other communication towers.

Section 1.44(A) – C-5 (Adaptive Commercial District)

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.45 – I-1 (Light Industrial District)

3. Conditional Uses:

j. Telephone, radio, television, and/or other communication towers.

Section 1.46 – I-2 (Heavy Industrial District)

3. Conditional Uses:

i. Telephone, radio, television, and/or other communication towers.

Section 1.47 – PUD (Planned Unit Development District)

2. Permitted Uses:

d. Telephone, radio, television, and/or other communication towers with a conditional use permit.

**SECTION 2: REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3: SEVERABILITY:** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

**SECTION 4. EFFECTIVE DATE:** This ordinance shall take effect immediately upon its passage and publication as required by law.

**PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026,** at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney