



MEETING DATE: April 15, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”), being Lot 6, Block 75, Original Townsite of Mission Subdivision, located at 312 W. 4th Street. Applicant, Pedro A. Zamarron - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 – Application for rezoning submitted for processing.
- April 4, 2026 – 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.
- April 15, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Duplex-fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”) to occupy a former commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West.
- The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West.
- The Future Land Use Map shows the property designated as Low density residential.
- The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice.

STAFF RECOMMENDATION:

Staff recommends approval to C-2 zoning.

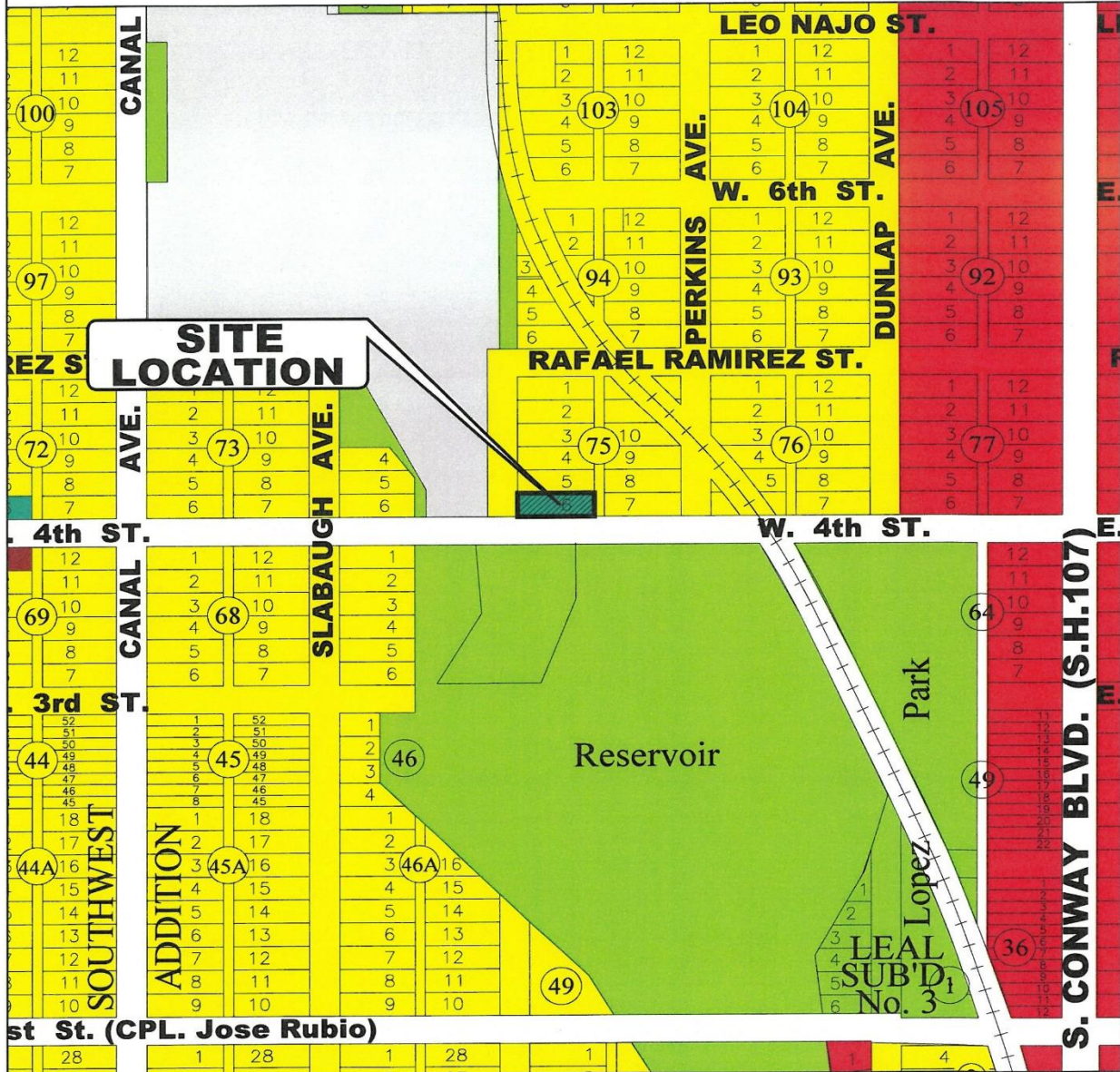
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ZONING MAP



ZONING LEGEND

- | | | | | | |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | AO-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



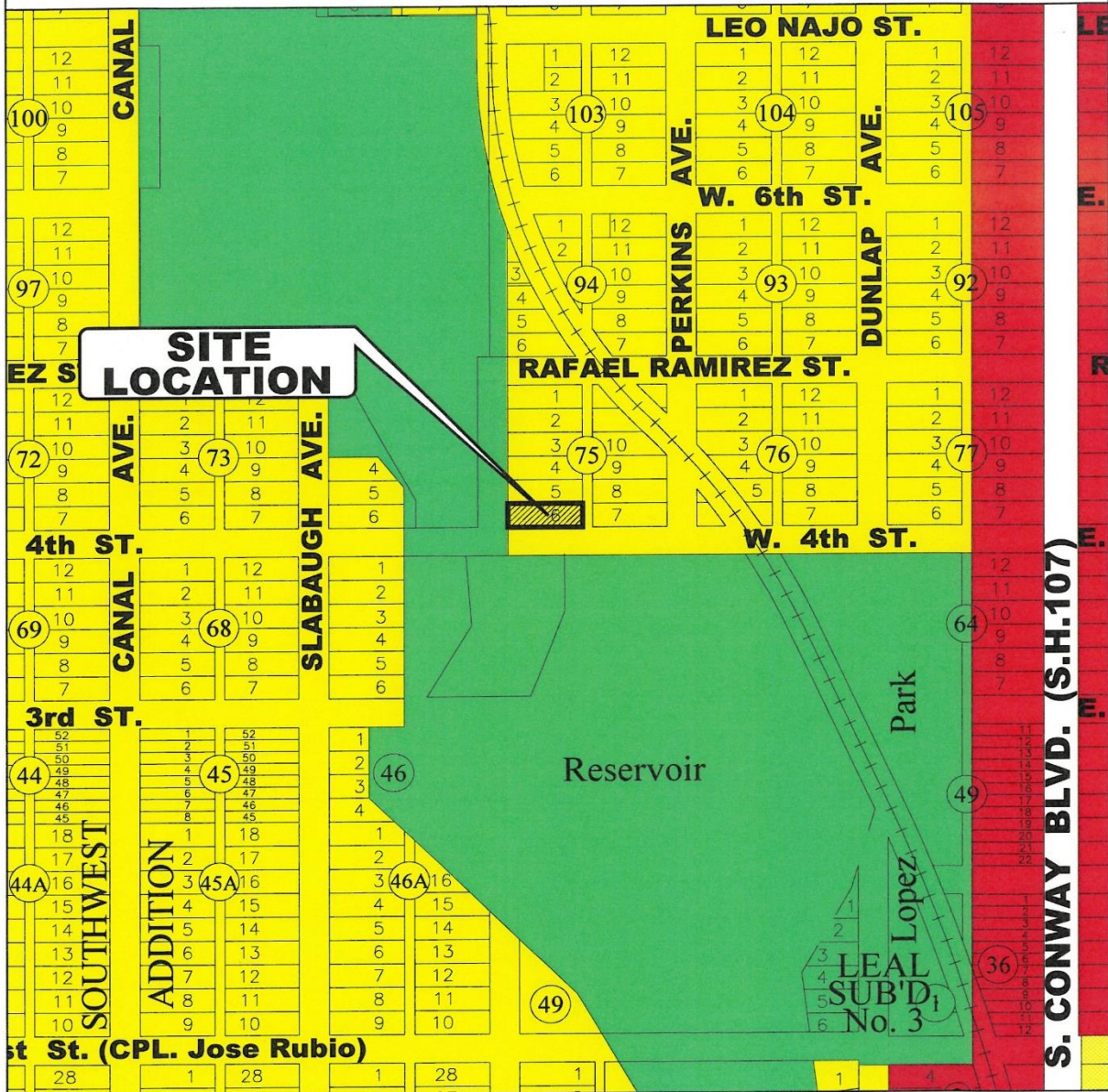
PHOTO OF THE PROPERTY FROM 4th STREET



PHOTO OF THE PROPERTY FROM CUMMINGS AVENUE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|--|--|
| <ul style="list-style-type: none"> - LD - Low Density Res. - LDA - Lower Density Res. - MD - Moderate Density Res. - HD - High Density Res. - ● - Neighborhood Commercial | <ul style="list-style-type: none"> - GC - General Commercial - HC - Heavy Commercial - I - Industrial - P - Public - PUD - Planned Unit Development |
|--|--|

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT

OFFICE BUILDING DISTRICT ("C-1")

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239116	SYGMA HOMES LLC	315 N SHARY RD STE 1001	MISSION	TX	78572-8235
239119	REYNA JOSE ROBERTO JR	2320 CRIMSON AVE	MISSION	TX	78574-2287
239122	HERNANDEZ NELIDA ALANIS & ADOLFO HERNANDEZ	300 W 4TH ST	MISSION	TX	78572-5114
239126	DE LA CRUZ SONIA CELENE	9406 CARMEN AVILA RD	EDINBURG	TX	78542-0459
239120	RAZO BRENDA JASMIN	404 N CUMMINGS AVE	MISSION	TX	78572-5140
239115	GARCIA JOANNA GRISELDA OROZCO	313 W RAFAEL RAMIREZ	MISSION	TX	78572-5119
239125	TREJO ALFREDO	2636 EASY ST	EDINBURG	TX	78539-7384
239124	LUCIO DANIEL JR	313 RAFAEL DR APT 4	SAN JUAN	TX	78589
239123	GUZMAN LINDA	PO BOX 121	MISSION	TX	78573-0003
239121	MERCURY HEAD MORTGAGE LLC	PO BOX 720485	MCALLEN	TX	78504-0485
239024	DE LEON NOE	5613 N TAYLOR RD LOT 9	MISSION	TX	78573
239117	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
239118	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
591551	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812