



MEETING DATE: February 24, 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 Public District (“P”), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 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.
- February 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The City of Mission is requesting to rezone the subject property from Duplex-Fourplex Residential District (“R-2”) to Public District (“P”) for the land use and the zoning to match.
- The code of ordinances states that the Public District zoning was established to accommodate the development of property for public and/or institutional purposes where such development will be done in an orderly manner that would promote the public’s health, safety, and general welfare.
- The property is located at the Northeast corner of 12th Street and Kika De La Garza Loop (Mayberry Avenue) and measures 666 feet along 12th Street and 330 feet along Kika De La Garza Loop for a total net area of 4.99 acres.
- The surrounding zones are Single-family Residential District (R-1) to the North and West, and Duplex-Fourplex Residential (R-2) and Multifamily Residential District (R-3) to the South and East.
- The property houses the Speer Memorial Library and the Upper Valley Art League building. The surrounding land uses include single-family homes to the North and West, and duplexes and apartments to the South and East.
- The Future Land Use Map shows the property designated for public uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to thirty (30) surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners in opposition to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____