



MEETING DATE: September 16, 2026

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 Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 10, 2026 – Application for rezoning submitted for processing.
- August 29, 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.
- September 16, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 13, 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 Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse.
- The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road.
- The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet.
- The surrounding zoning is Single-family Residential (R-1) District in all directions.
- The surrounding land uses include single-family homes in all directions.
- The minimum lot dimensions for R-2 zones is 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.
- Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning.
- A petition was submitted citing protection of the single-family character of the neighborhood, precedence to other R-2 zonings, and traffic and infrastructure concerns. The petition was signed by 13 people and make up 24.07 percent of the property owners within 200 feet and 21.4 percent of the property owners within 400 feet. Due to House Bill 24 becoming State Law in

2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan and does not meet the minimum lot requirements.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

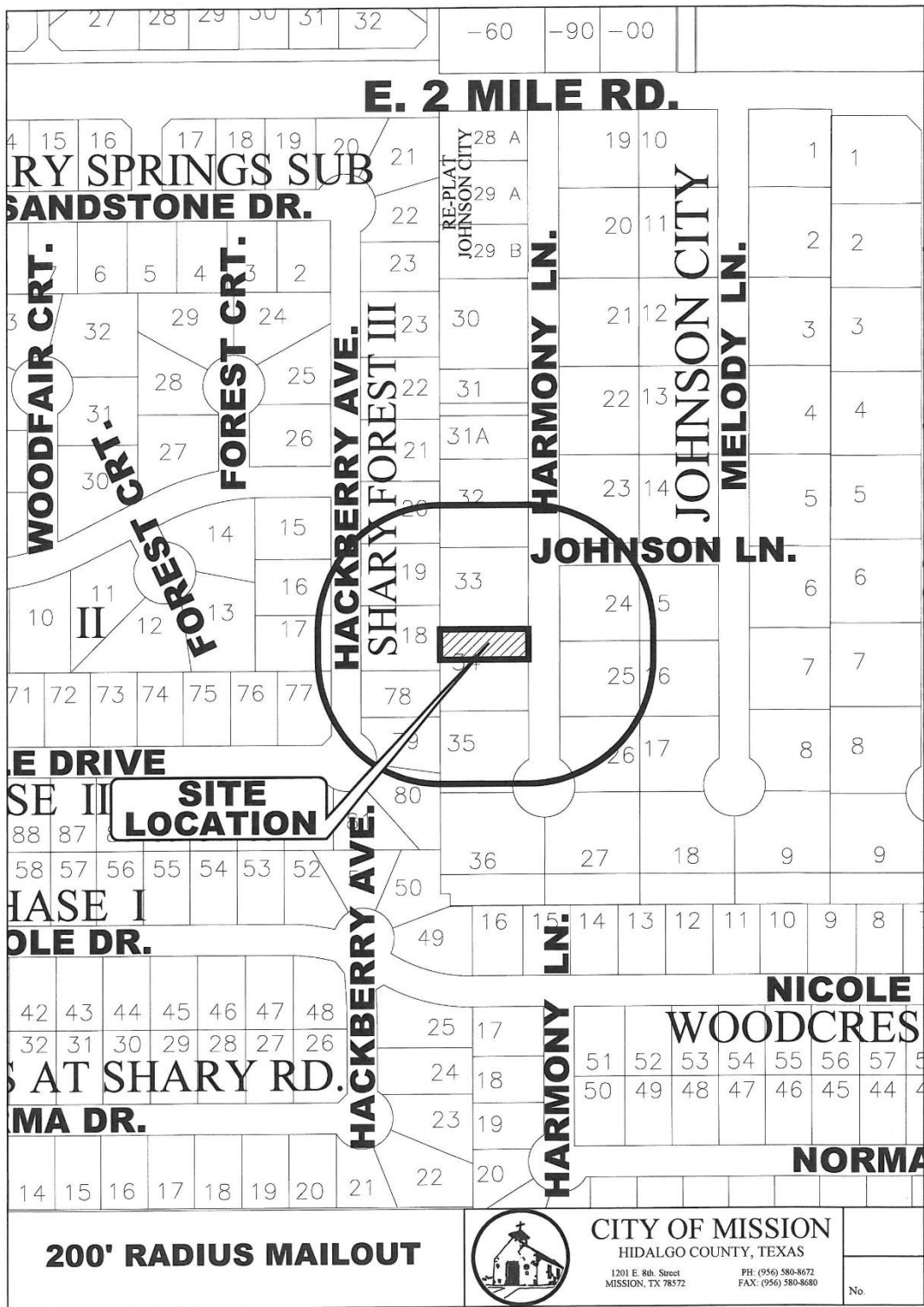
TABLED:

_____ AYES

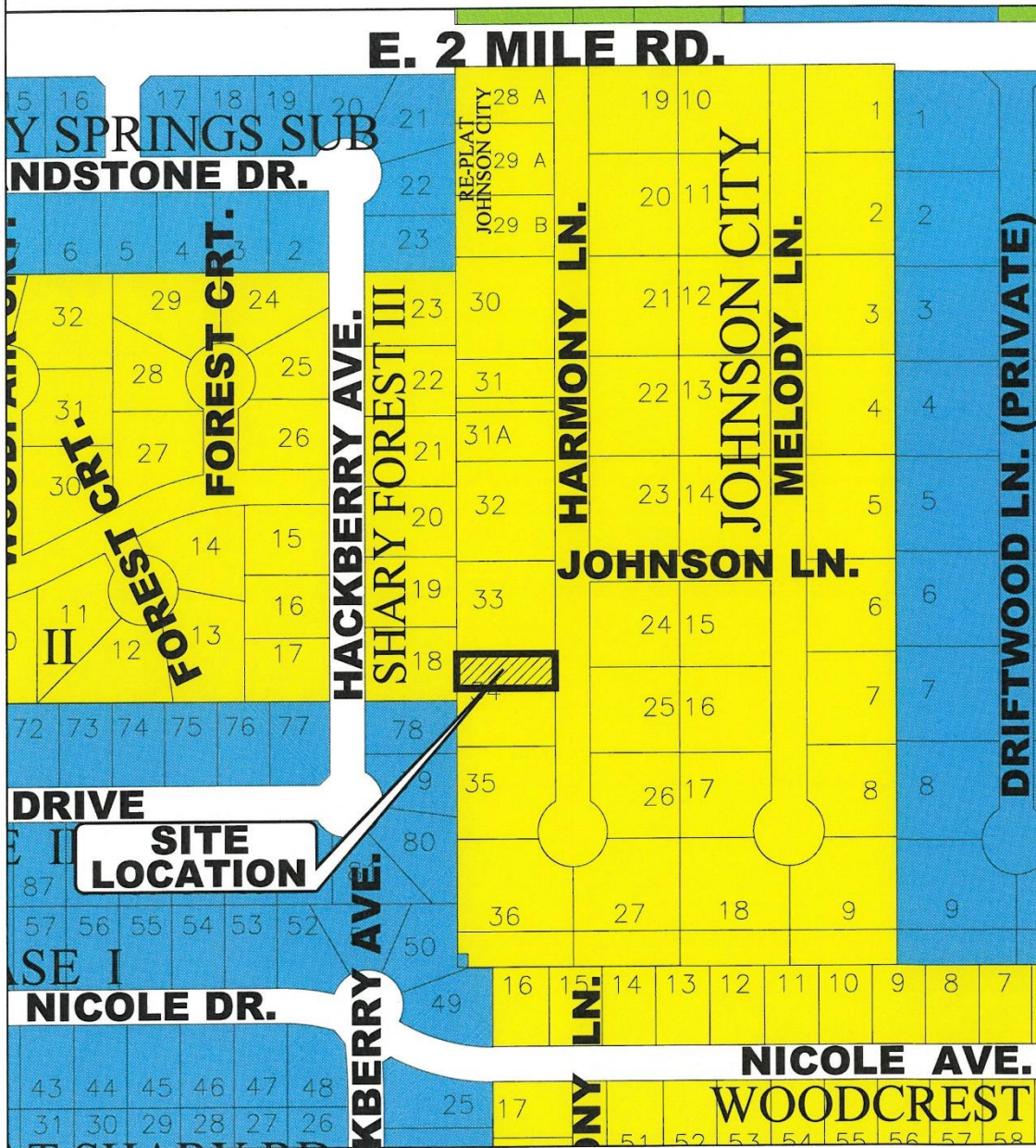
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



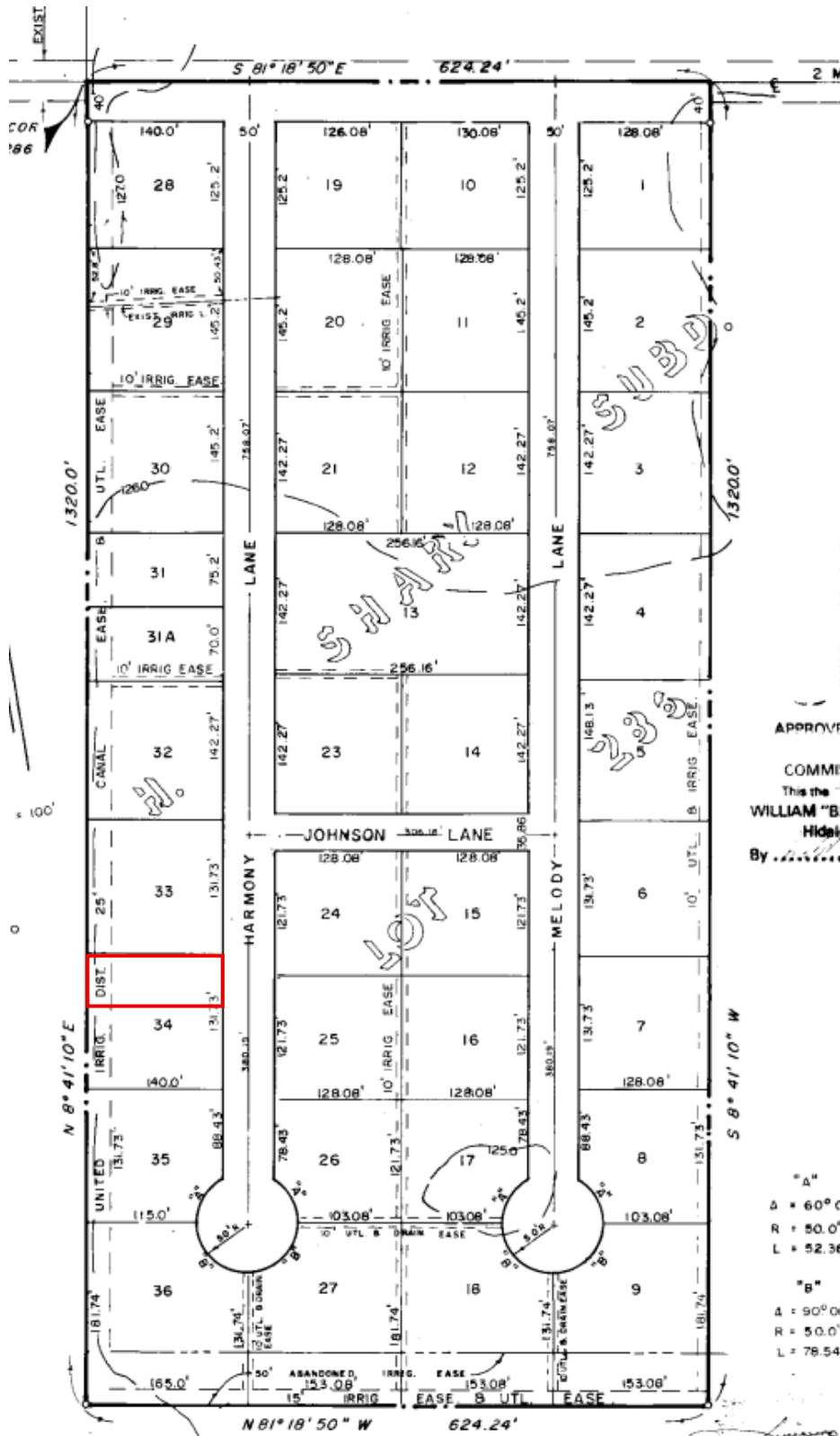
ZONING LEGEND

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 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 PHOTO



SUBJECT PROPERTY FROM THE RECORDED PLAT



APPROVE
COMME
This the
WILLIAM "B"
Hidalgo
By

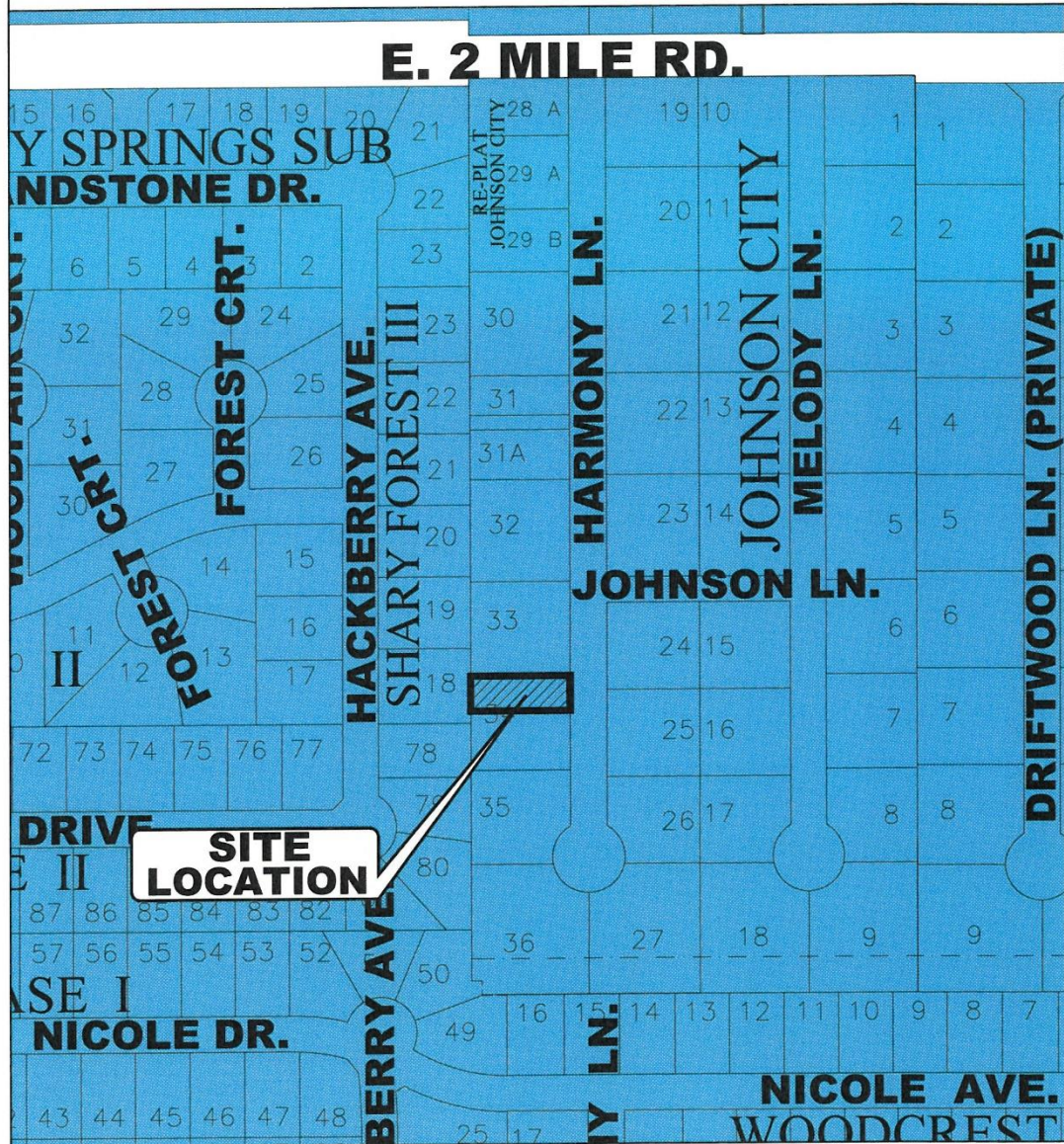
"A"
Δ = 60° 0'
R = 50.0'
L = 52.36

"B"
Δ = 90° 0'
R = 50.0'
L = 78.54

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	name	addrDelive	addrCity	addrState	addrZip
574407	GARCIA DANIELA & ROGELIO JR	3001 HACKBERRY AVE	MISSION	TX	78574-1941
574406	CASTILLEJA LIANA	3003 HACKBERRY AVE	MISSION	TX	78574-1941
574409	SALDIVAR RICARDO	3004 HACKBERRY AVE	MISSION	TX	78574-1941
574408	PEREZ JOHN PAUL & ALEXANDRA	3002 HACKBERRY AVE	MISSION	TX	78574-1941
574410	VILLARREAL ADRIAN & MELISSA	3006 HACKBERRY AVE	MISSION	TX	78574-1941
498656	RANGE DUSTIN TAYLOR & SANDRA YVETTE	3004 MELODY LN	MISSION	TX	78574-9783
498655	RODRIGUEZ SANTANA A & ALMA E ALEGRIA	3006 MELODY LN	MISSION	TX	78574-9783
498663	COLLOM FREDDY CALVIN	3101 HARMONY LN	MISSION	TX	78574-9341
498664	SOLIS ALEXANDRO & CLAUDIA Z	3007 HARMONY LN	MISSION	TX	78574-9340
498665	RUBIO JOSE & MARY L	PO BOX 573	MCALLEN	TX	78505-0573
498666	CHAPA B GENEVIEVE	3003 HARMONY LN	MISSION	TX	78574-9340
498676	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498674	WALKER HELEN ELAINE	3006 HARMONY LANE	MISSION	TX	78574-9341
498673	GUAJARDO JUAN ANTONIO JR	2210 E 28TH ST	MISSION	TX	78574-1909
555723	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498675	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
897203	DE PUENTE TOMASA RESENDEZ	2914 HACKBERRY AVE	MISSION	TX	78574-2834
897202	NEWTON DARA M & RICHARD W	2916 HACKBERRY AVE	MISSION	TX	78574-2834
897201	TRAN VAN D & TAM HUYNH	3000 HACKBERRY AVE	MISSION	TX	78574-1941
897200	RAMIREZ HANNALY & JOAQUIN ALEJANDRO	2425 PEBBLE ST	MISSION	TX	78574-2402

OPPOSITION FLYER



PROTECT OUR JOHNSON CITY SUBDIVISION



♥ OUR HOMES. OUR NEIGHBORHOOD. OUR FUTURE. ♥



A PROPOSAL WOULD **REZONE**
PART OF OUR
JOHNSON CITY SUBDIVISION
FROM:

R-1
(SINGLE-FAMILY
RESIDENTIAL)



R-2
(HIGHER DENSITY
RESIDENTIAL)

THIS CHANGE
COULD ALLOW
APARTMENTS
AND **FOURPLEXES**
TO BE BUILT.

PROPOSAL NUMBER: REZ26-25

THIS COULD IMPACT OUR NEIGHBORHOOD:



OUR FAMILIES
& QUALITY OF LIFE



TRAFFIC
& PARKING



THE CHARACTER
OF OUR
NEIGHBORHOOD



PROPERTY VALUES
& INVESTMENTS



THE PEACE
OF OUR STREETS



OUR NEIGHBORHOOD: HARMONY LN & MELODY LN AREA



REZ26-25 proposes introducing
R-2 zoning within our R-1
neighborhood.



Residents are concerned about
the precedent this could create for
future R-2 requests.



**THIS IS ABOUT PROTECTING
OUR NEIGHBORHOOD AND
OUR FUTURE.**

Your voice makes a difference!

P&Z PUBLIC HEARING



~~TUESDAY~~ *Wednesday*
SEPTEMBER 16, 2026
5:30 PM

Your voice matters.

Let's make sure our Johnson City Subdivision
has a voice in decisions that affect our
homes and future.

CAN'T ATTEND?
CALL MISSION

PLANNING DEPARTMENT



956-580-8672

YOUR CALL CAN MAKE A DIFFERENCE!

WHAT TO SAY (SUGGESTED):

"Hello, my name is _____ and I live in the
Johnson City Subdivision (Harmony Ln / Melody Ln).
I urge the City of Mission Planning Department to
VOTE NO on the proposed rezoning from R-1 to R-2.
Please **PROTECT** our neighborhood by keeping it
single-family residential. Thank you."



STAY INFORMED. **GET INVOLVED.** MAKE A DIFFERENCE.

Together, we can keep our Johnson City Subdivision
a great place to live—today and for generations to come.

♥ **PLEASE SHARE WITH YOUR NEIGHBORS!** ♥



PETITION IN OPPOSITION

JOHNSON CITY NEIGHBORHOOD

RESIDENT PETITION — PROTECT OUR R-1 SINGLE-FAMILY NEIGHBORHOOD

Current Proposal: REZ26-25 • Requested R-1 to R-2 Duplex/Fourplex Rezoning

Property identified in the current proposal: 3004 Harmony Ln.

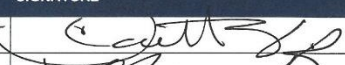
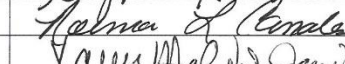
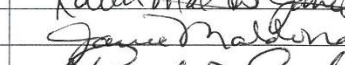
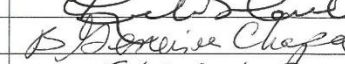
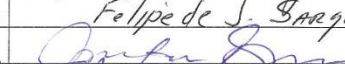
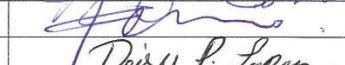
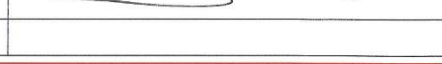
We, the undersigned residents and property owners of the Johnson City neighborhood, respectfully ask the City of Mission Planning & Zoning Commission and City Council to **deny REZ26-25** and preserve the existing **R-1 Single-Family Residential** character of our neighborhood.

Our concern is **not directed at an individual property owner**. Although the current request identifies 3004 Harmony Ln., our concern is the broader effect of introducing R-2 Duplex/Fourplex zoning into an established R-1 neighborhood and the precedent it could create for future rezoning requests.

OUR CONCERNS INCLUDE:

- Protect the established **single-family character** of Johnson City.
- Potential for additional **duplex/fourplex rezoning requests** in the future.
- Potential increases in **traffic, parking demand, and driveway activity**.
- Potential **drainage, stormwater, grading, and development-density** impacts.
- Whether R-2 zoning is consistent with the City's **Future Land Use Map and surrounding zoning**.

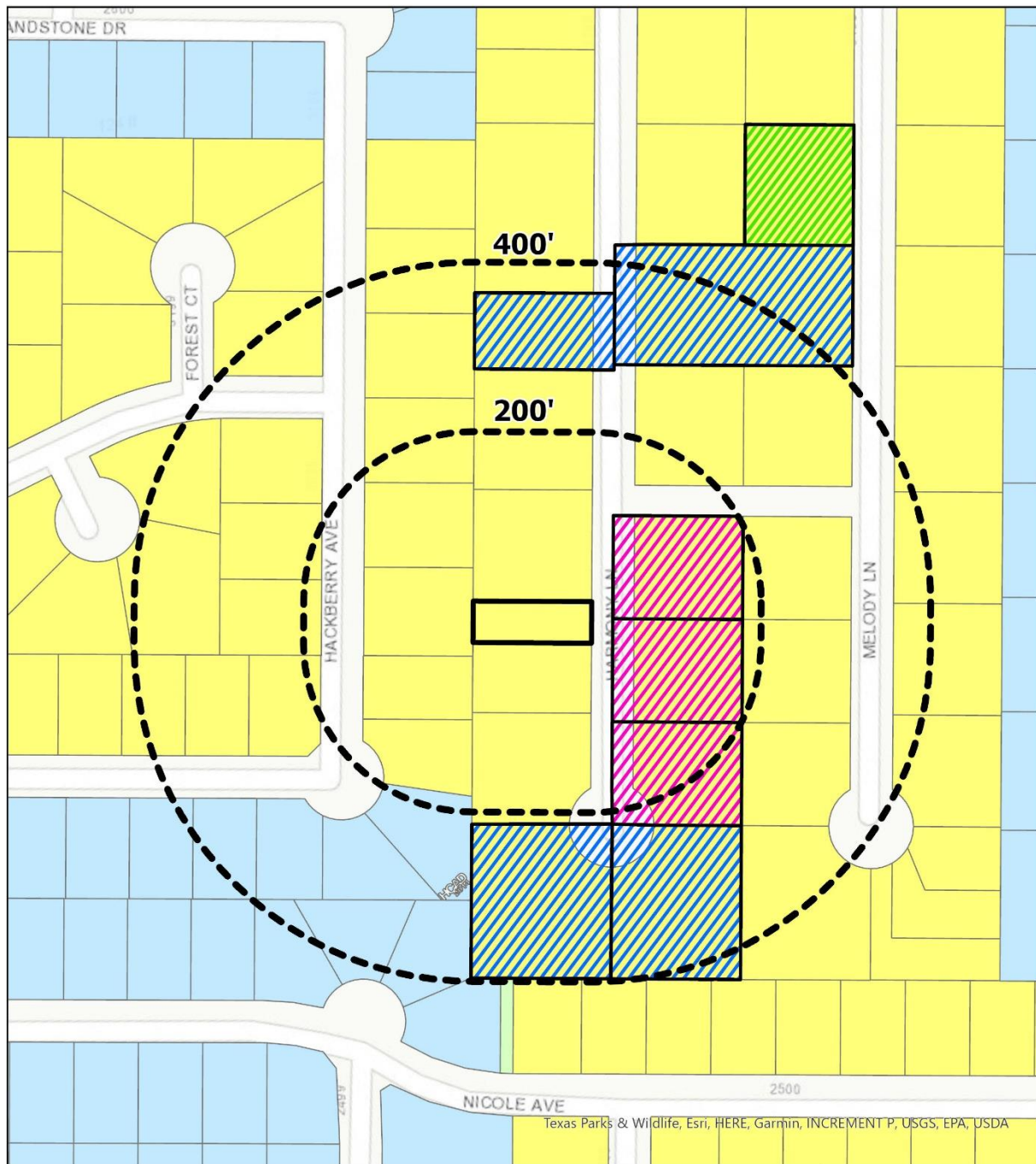
OUR REQUEST TO THE CITY: Deny the proposed R-1 to R-2 zoning change in REZ26-25 and preserve Johnson City as an R-1 single-family residential neighborhood.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Alex & Claudia Soto	3007 Harmony Ln	
2	Jose & Mary Rubio	3005 Harmony Ln.	
3	Ron & Lynn Rutledge	2603 E M 2 Rd	
4	Norma & Conda	3102 Melody Lane	
5	Xavier Maldonado	3104 Melody Ln.	
6	Janie Maldonado	3104 Melody Ln	
7	Ruben J. Cavales	3102 melody Ln	
8	B. Genevieve Chapa	3003 Harmony Ln	
9	Felipe de J. Sarguis	3104 Harmony Ln.	
10	Josefina Guerra	3000 Harmony Ln.	
11	Victor P. Alcaraz	3000 Harmony Ln.	
12	Deisy P. Lopez	3001 Harmony Ln.	
13	Damian Lopez	3001 Harmony Ln	
14			
15			

P&Z; PUBLIC HEARING: Wednesday, September 16, 2026 — 5:30 PM

Mission Planning Department: 956-580-8672 | Reference REZ26-25

OPPOSITION MAP



0 150 Feet 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY OPPOSITION WITHIN 200' OPPOSITION WITHIN 400' OPPOSITION OUTSIDE RADIUS	AGRICULTURAL OPEN INTERIM (AO - 1) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	This map has been produced by the City of Mission for the sole purpose locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.
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OPPOSITION CALCULATIONS

REZ 26-25

Area of 200 ft. Radius and Subject Property	4.77 Acres
Area of Subject Property	0.16 Acres
Notification Area	4.61 Acres
Area of Opposition	1.11 Acres

$$1.11 \text{ acres} / 4.61 = .2407 = 24.07\%$$

Area of 400 ft. Radius and Subject Property	15.16 Acres
Area of Subject Property	0.16 Acres
Notification Area	15 Acres
Area of Opposition	3.21 Acres

$$3.21 \text{ acres} / 15 = .214 = 21.4\%$$