



MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District ("C-3") to Multi-Family Residential District ("R-3") being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 10, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission
- May 12, 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 General Business District (C-3) to Multi-Family Residential District (R-3) to allow the construction of an apartment complex. The applicant also owns the property just south of the subject property.
- The site is located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494).
- The surrounding zones consist of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south.
- Existing Land Uses are: Single Family Residential to the north, an electrical substation to east, open acreage to the west and south. The subject property has 2 single family homes.
- The Future Land Use Map shows the subject property as General Commercial (GC). The property is in transition and staff finds multifamily residential uses acceptable for the area.
- Multifamily Residential zoning allows: one single family dwelling, one duplex-fourplex, apartments, condominiums, and townhomes.
- Staff notes that this property was zoned (R-3) before getting the "(C-3) zone in 2019. The request is consistent with the existing surrounding zones to the west and south.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

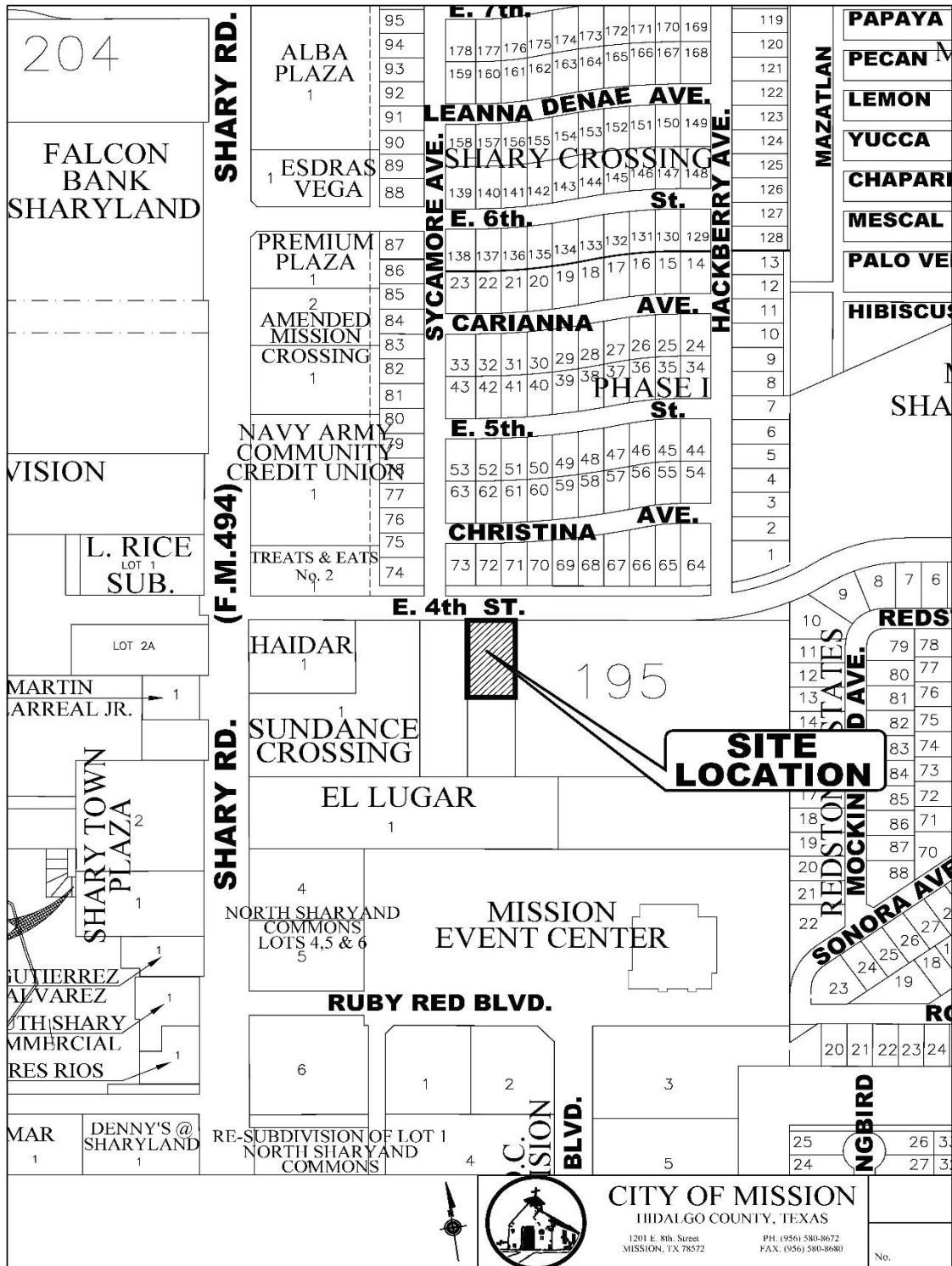
TABLED:

_____ **AYES**

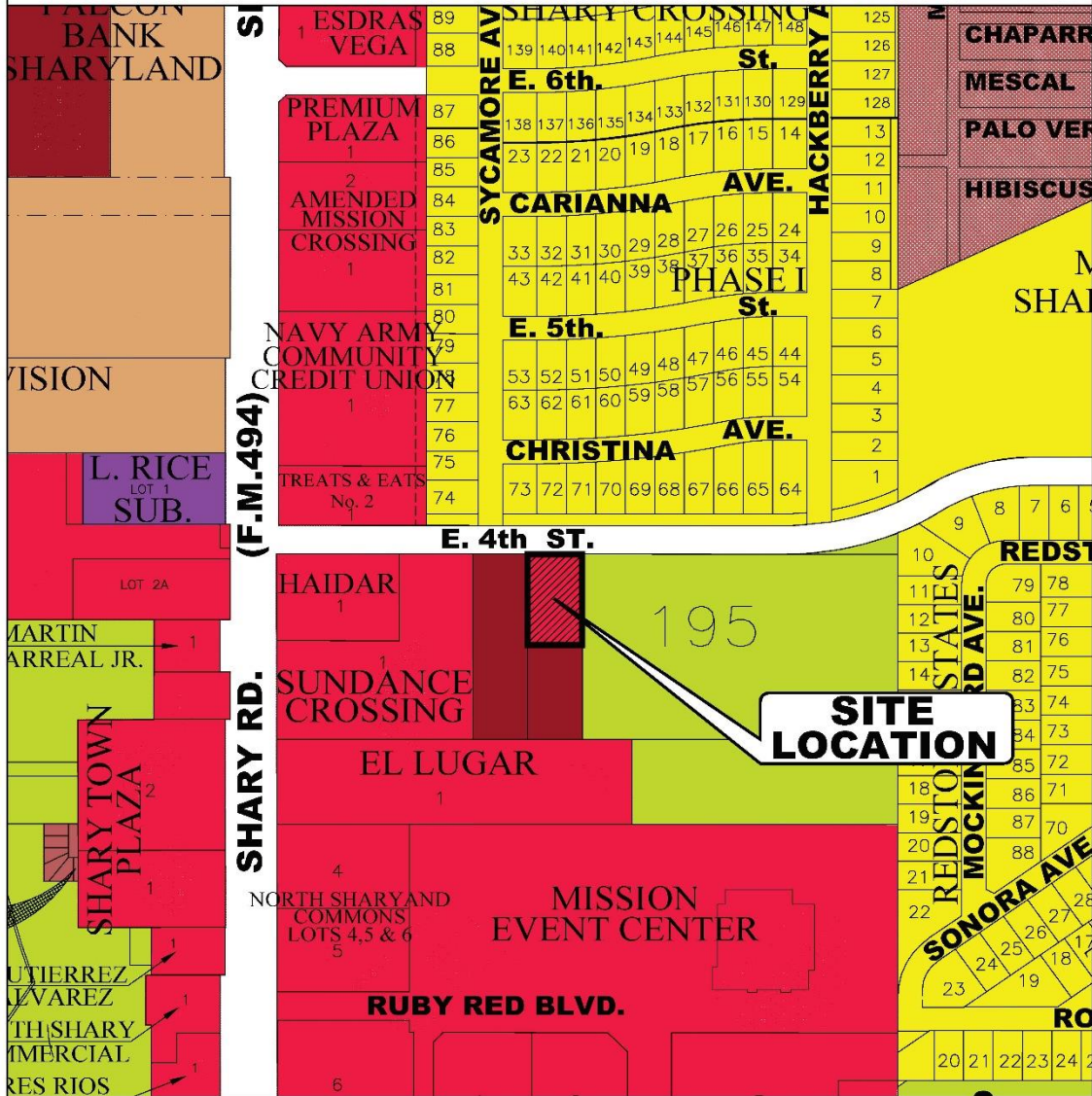
_____ **NAYS**

_____ **DISSENTING** _____

VICINITY 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 MFC'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



PROPERTY SURVEY



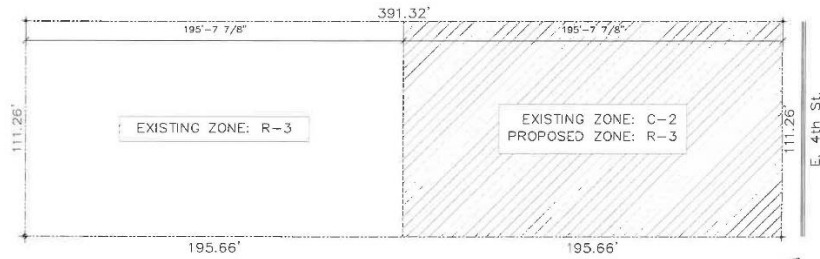
INNOVATIVE
DRAFTING &
DESIGN SERVICES
CONSULTING
SERVICES
CELL 865-7777

JOHN H. SHARY
L 195 E 1 W 6 N 16.65 S 21.65
MISSION, TX

LOCATION:
2424 E 4th St
MISSION, TX
78572

DATE: 05/18/2018
BY: JCS
PROJECT: 18-197

SHEET NUMBER
18 197



1 SITE PLAN
SCALE: 1"=40'

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

1. REVIEWER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY AND COMPLY WITH LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. SEPARATE SURVEY ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

MAILOUT LIST

PROP_ID	Property Owner (REZ25-22)	addrDeliveryLine	addrCity	addrState	addrZip
684474	DE LA COLINA OLGA L GUTIERREZ AND DAVID RYAN WILLEMSTIJN	2426 CHRISTINA WAY	MISSION	TX	78572-1917
684475	PAEK ROBIN	2424 CHRISTINA AVE	MISSION	TX	78572-1917
684476	GALLEGOS MARIA L GONZALEZ & LETICIA G MONTANO	2422 CHRISTINA AVE	MISSION	TX	78572-1917
684477	ZARATE PEDRO A & MARIA E	2420 CHRISTINA AVE	MISSION	TX	78572-1917
684473	GUTIERREZ ROSBEL & BRENDA	2428 CHRISTINA AVE	MISSION	TX	78572-1917
684478	CANTU MAYRA J	401 SYCAMORE AVE	MISSION	TX	78572-1926
684472	MALDONADO RICARDO	2430 CHRISTINA AVE	MISSION	TX	78572-1917
684479	MARTINEZ LUIS A DEL ANGEL	403 SYCAMORE AVE	MISSION	TX	78572-1926
281066	BENCHMARK REAL ESTATE INVESTMENTS LLC	10930 N SHARY RD	MISSION	TX	78573-0971
281059	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
20829990	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281063	AEP TEXAS CENTRAL COMPANY	PO BOX 16428	COLUMBUS	OH	43216-6428
1236061	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247