



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 Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1"), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 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 a 200' radius 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 downzone the subject property from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1") to allow the construction of a single family home in the vacant lot.
- The property is located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street.
- The subject property measures 53.6' along Mayberry Road with a depth of 139' for a total area of 7,450.4 square feet.
- The surrounding zones are Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north.
- The existing land uses are: single-family homes to the north, west and east and a small commercial plaza to the south.
- The Future Land Use Map shows the Low Density Residential District for the neighborhood. The requested rezoning is in line with the designation in the Future Land Use Map.
- Notices were mailed to twenty-three (23) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



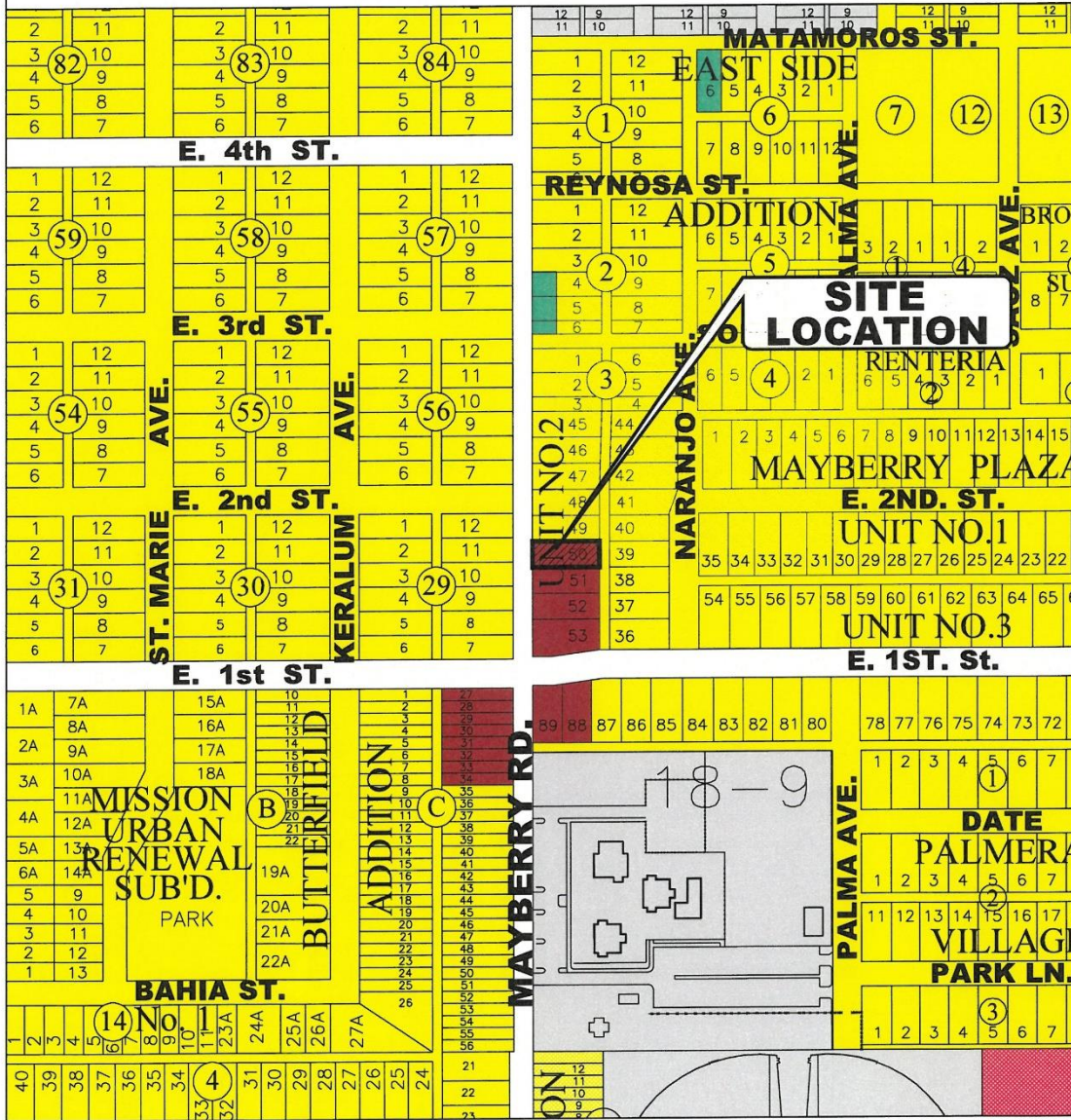
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
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No.

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



MAILOUT LIST

PROP_ID	Property Owners (REZ25-19)	addrDeliveryLine	addrCity	addrState	addrZip
238767	CAVAZOS MARIVEL ETAL	123 N MAYBERRY ST	MISSION	TX	78572-5746
238765	GONZALEZ JULIAN R	417 BUSH ST	HARLINGEN	TX	78550
238762	BUENTELLO ALBERTO	1602 TONI LN	MISSION	TX	78572-3332
238766	SANTOS ALEJANDRO	3700 HILDRETH LANE	MCALLEN	TX	78504-9589
238763	DE ANDA MARIA DE JESUS	711 W STONEGATE DR	MISSION	TX	78574-4085
238764	SANCHEZ MIGUEL A & MARIA M	105 N MAYBERRY AVE	MISSION	TX	78572-5746
238937	CANO EMILIO	PO BOX 1087	EDINBURG	TX	78540
238938	LF TRINITY DEVELOPMENT GROUP LLC	3533 MORELAND DR STE A	WESLACO	TX	78596-9132
228151	RODRIGUEZ MANUEL & BEATRIZ	1624 E GASTEL CIR	MISSION	TX	78572-3052
228152	AGADIR PROPERTIES LLC	100 N MAYBERRY RD	MISSION	TX	78572
228135	TREVINO FELIX M & ESTHER	101 NARANJO ST	MISSION	TX	78572-5944
228136	OCHOA CESARIA	101 NARANJO ST	MISSION	TX	78572-5944
228145	DE LEON EDUARDO & DORA ALICIA	1405 DRIFTWOOD DR	MISSION	TX	78572-4708
228141	CHAVEZ ROSALINDA	2110 E MILE 11 N	WESLACO	TX	78599-1359
228142	CHAVEZ MARIA	207 NARANJO ST	MISSION	TX	78572-5946
228147	SALINAS JOSE G	200 N MAYBERRY ST	MISSION	TX	78572-5749
228149	AMS MANAGEMENT & PROPERTIES LLC	2704 N CONWAY AVE STE B	MISSION	TX	78574-2143
228138	GRISSOM CHRISTOPHER S & ESTRELLA	111 NARANJO ST	MISSION	TX	78572-5944
228140	REYNA EDUARDO	201 NARANJO ST	MISSION	TX	78572-5946
228148	CADENA FRANCISCO J & CRISTIAN	114 N MAYBERRY ST	MISSION	TX	78572
228150	RODRIGUEZ MANUEL & BEATRIZ	1624 E GASTEL CIR	MISSION	TX	78572-3052
228137	GARZA DOMINGA	109 NARANJO ST	MISSION	TX	78572-5944
228139	GARCIA JUAN C	115 NARANJO ST	MISSION	TX	78572-5944