



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 Single Family Residential District ("R-1") to Townhouse Residential District ("R-1T") being a 4.100 acre tract, being comprised of the following tracts of land; Tract 1: A tract of land containing 1.0 acres, more or less, out of Lot 18-4, West Addition to Sharyland Subdivision; Tract II: A tract of land out of Lot 18-4, West Addition to Sharyland Subdivision, located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. Applicant: Mario Salinas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 14, 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 Single Family Residential District (R-1) to Townhouse Residential District (R-1T) to pursue the development of a townhomes subdivision.
- The site is located along the North side of West 1st Street approximately 256 feet West of Holland Avenue.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south.
- Existing Land Uses are: Single Family Residential to the east and north, vacant to the west, and Apartments to the south. The subject property is vacant.
- The Future Land Use Map shows the subject property as Moderate Density Residential.
- Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning is in line with the Future Land Use Map.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

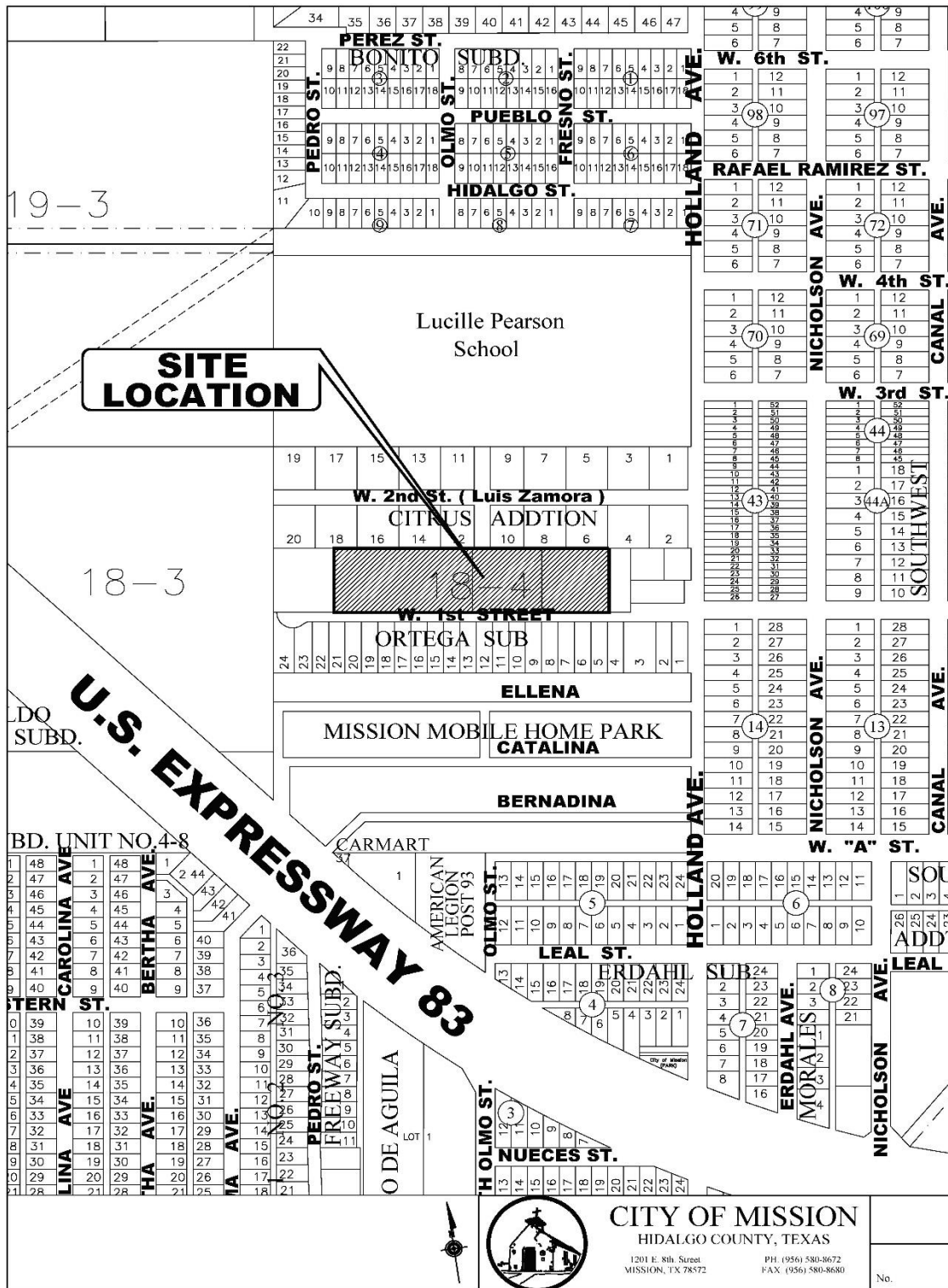
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

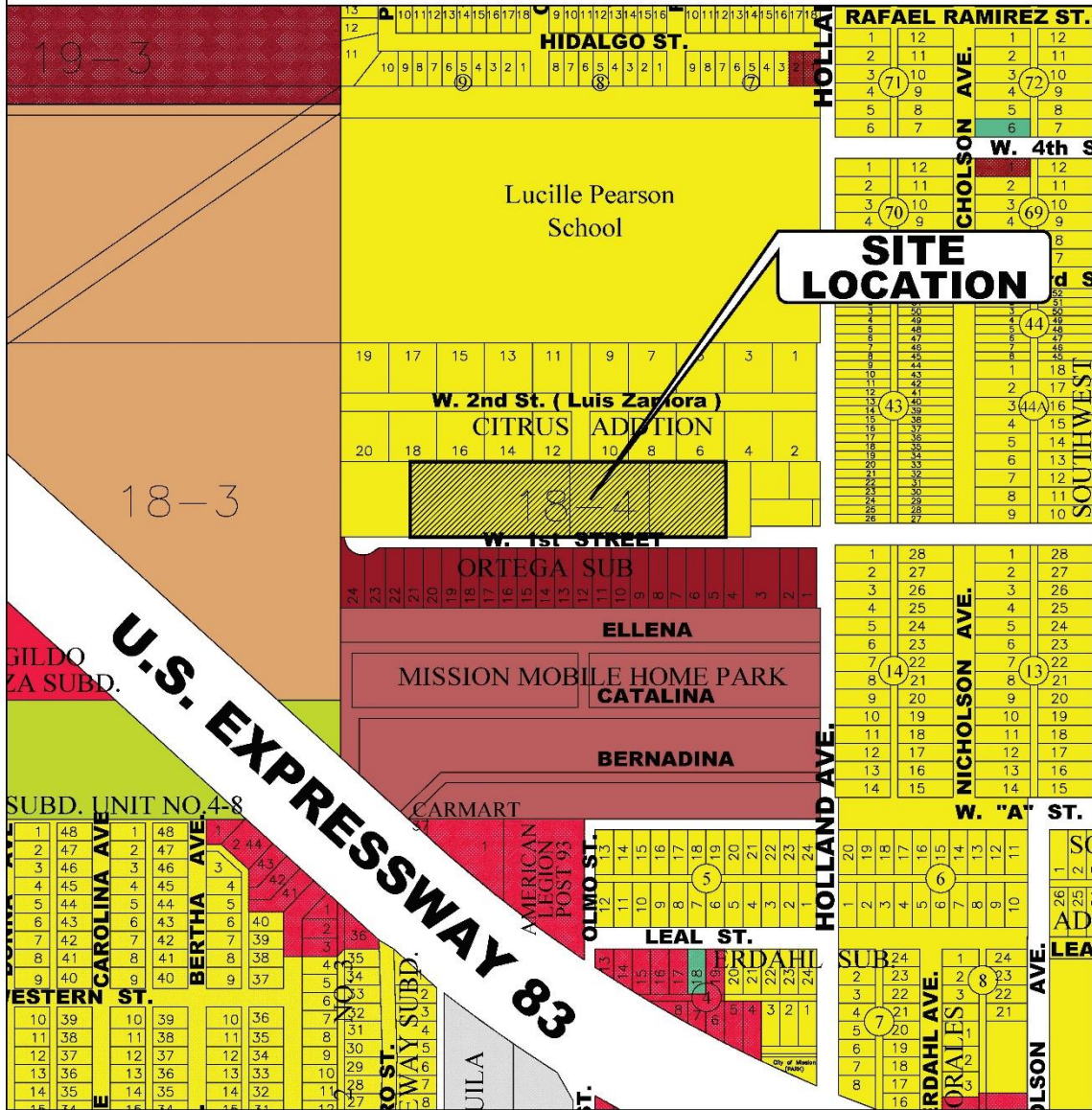
VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH (956) 580-8672
FAX (956) 580-8680

No.

ZONING MAP



ZONING LEGEND

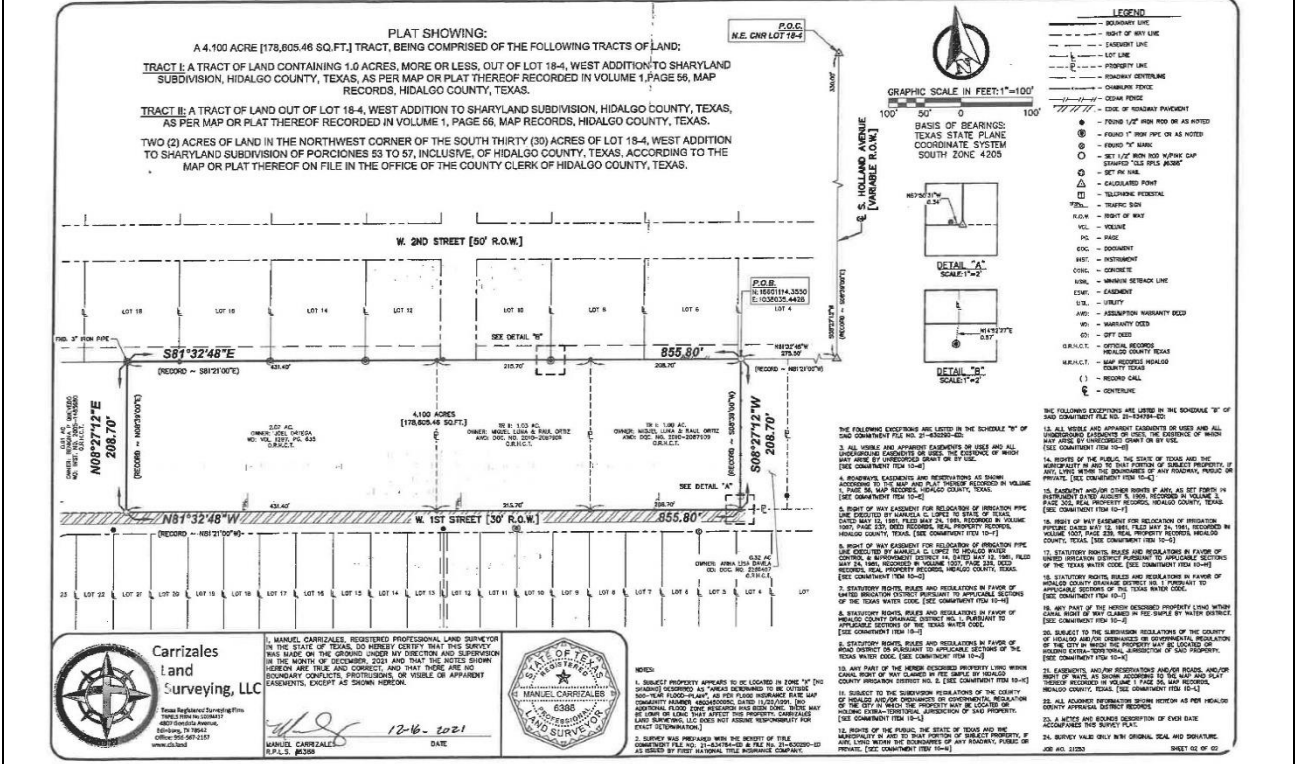
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|--|----------------------------------|--|--------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | A0-P AGRICULTURAL OPEN PERMANENT | | R-4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



MAILOUT LIST

| PROP_ID | Property Owner (REZ25-23) | addrDeliveryLine | addrCity | addrState | addrZip |
|---------|---|--------------------------|-----------|-----------|------------|
| 715923 | TORRES MARCO ANTONIO & CASANDRA NICOLE | 915 W 2ND ST | MISSION | TX | 78572-4948 |
| 715922 | GARZA CRISTINA | 915 W 2ND ST | MISSION | TX | 78572-4948 |
| 136357 | BECHO RAQUEL | 827 W 2ND ST | MISSION | TX | 78572-4946 |
| 136358 | GARZA ARTINO | 903 W 2ND ST | MISSION | TX | 78572-4948 |
| 136362 | GARZA PABLO | 905 W 2ND ST | MISSION | TX | 78572-4948 |
| 136361 | GARCIA OSCAR | 909 W 2ND ST | MISSION | TX | 78572-4948 |
| 136349 | ANZALDUA CECILIO | 814 W 2ND ST | MISSION | TX | 78572-4947 |
| 136346 | GONZALEZ CARMEN NIEVES A/K/A ANZALDUA | 810 W 2ND ST | MISSION | TX | 78572-4947 |
| 136348 | GUERRA JOSE D & SYLVIA | 811 1/2 W 2ND ST | MISSION | TX | 78572-4946 |
| 136347 | GOMEZ GUADALUPE & ANA MARIA | 813 W 2ND ST | MISSION | TX | 78572-4946 |
| 136345 | ONTIVEROS MARIO & MARIBEL | 809 1/2 W 2ND ST | MISSION | TX | 78572-4946 |
| 136355 | DE LA GARZA ESTEFANA L & ALBERTO ZAVALA | 825 W 2ND ST | MISSION | TX | 78572-4946 |
| 136365 | PINALES JOSE LUIS | 918 W 2ND ST | MISSION | TX | 78572-4949 |
| 136351 | ZAMORA LUIS | 1408 COLOSIO | MISSION | TX | 78572-7564 |
| 136350 | SANCHEZ MARIA | 813 W 2ND ST | MISSION | TX | 78572-4946 |
| 136342 | MUNGUIA OLGA & SYLVIA M INMAN | 809 W 2ND ST | MISSION | TX | 78572-4946 |
| 136344 | MUNGUIA OLGA & SYLVIA M INMAN | 801 W 2ND ST | MISSION | TX | 78572 |
| 136339 | MUNGUIA REYMUNDO | 805 W 2ND ST | MISSION | TX | 78572-4946 |
| 136354 | GARCIA JUAN D & AMANDA | 821 W 2ND ST | MISSION | TX | 78572-4946 |
| 136366 | SAUCEDA MIGUEL & MARIA D R | 917 W 2ND ST | MISSION | TX | 78572-4948 |
| 136363 | TREVINO ARMANDO JR & ROXANNE CARDONA | 916 W 2ND ST | MISSION | TX | 78572-4949 |
| 136353 | LEAL SAN JUANA | 3277 MOUNT CHARLESTON DR | PAHRUMP | NV | 89048-1050 |
| 136352 | GOMEZ NANCY ERICA | 819 W 2ND ST | MISSION | TX | 78572-4946 |
| 136343 | MUNGUIA OLGA & GUADALUPE | 805 W 2ND ST | MISSION | TX | 78572-4946 |
| 136341 | GARZA ANNETTE & ADALBERTO JAIME JR | 806 W 2ND ST | MISSION | TX | 78572-4947 |
| 136340 | MUNGUIA OLGA | 801 W 2ND ST | MISSION | TX | 78572-4946 |
| 607615 | VALDEZ EMETERIO & SONIA | 914 W 2ND ST | MISSION | TX | 78572-4949 |
| 136359 | GONZALEZ RAFAEL N GRACIANO & MARGARITA | 55 GARDEN ST | LODI | NJ | 07644-1405 |
| 136360 | GARZA GILBERTO D | 908 W 2ND ST | MISSION | TX | 78572-4949 |
| 136356 | BENAVIDES JOSE R & CECILIA M | 906 W 2ND ST | MISSION | TX | 78572-4949 |
| 252569 | RIVERA ROBERT JR & DIONICIA | 3641 NASSAU DR | SAN DIEGO | CA | 92115-7138 |
| 252568 | DIAZ DAISY | 807 W 1ST ST | MISSION | TX | 78572-4943 |
| 252565 | FMU VENTURES LLC | 5708 NIGHTINGALE UNIT 4 | MISSION | TX | 78573-1760 |

MAILOUT LIST

| | | | | | |
|--------|-----------------------------------|------------------------------|------------|----|------------|
| 252567 | DLP VI INC | 8749 THE ESPLANADE CT APT 21 | ORLANDO | FL | 32836-7735 |
| 252566 | FMU VENTURES LLC | 5708 NIGHTINGALE UNIT 4 | MISSION | TX | 78573-1760 |
| 252585 | PEREZ URBANO & ROSA | 917 W 1ST ST | MISSION | TX | 78572-4945 |
| 252583 | SANCHEZ MARCOS A & BLANCA AGUILAR | 1012 HOLLYFIELD ST | MISSION | TX | 78572-3644 |
| 252581 | HERRERA OSCAR H | 1012 JENNA CIR | PALMHURST | TX | 78573-1188 |
| 252582 | SANCHEZ EDUARDO | 911 W 1ST ST | MISSION | TX | 78572-4945 |
| 252580 | PORTFOLIO ENTERPRISE LLC | 701 N INTL BLVD STE 119-4581 | HIDALGO | TX | 78557-2582 |
| 252588 | PEREZ DAVID | 923 W 1ST ST | MISSION | TX | 78572-4945 |
| 252587 | SANCHEZ MIGUEL A & LIDIA YALED | 921 W 1ST ST | MISSION | TX | 78572-4945 |
| 252586 | TORRES HECTOR MANUEL & LETICIA | 919 W 1ST ST | MISSION | TX | 78572-4945 |
| 252584 | DE ANDA FRANCISCA G | 915 W 1ST ST | MISSION | TX | 78572-4945 |
| 316690 | QUEVEDO BENIGNA P | 713 ERNEST ST | FORT WORTH | TX | 76105-1310 |
| 316691 | ADAME SILVIA & ELISEO REYES | 607 ABRAHAM ST | MISSION | TX | 78573-2101 |
| 252577 | ACUNA ALBA PALACIOS | 8108 BELLS ST | FRISCO | TX | 75035-7321 |
| 252575 | RIVERA ROBERT JR & DIONICIA | 3641 NASSAU DR | SAN DIEGO | CA | 92115-7138 |
| 252574 | PENA ERNESTO III III | PO BOX 308 | MISSION | TX | 78573-0006 |
| 252579 | SANCHEZ JOSE A JR | 905 W 1ST ST | MISSION | TX | 78572-4957 |
| 252578 | RIVERA ROBERT JR & DIONICIA | 3641 NASSAU DR | SAN DIEGO | CA | 92115-7138 |
| 252576 | RODRIGUEZ ELIZABETH FAMILY LP | 2808 THUNDERBIRD AVE | MCALLEN | TX | 78504-4267 |
| 252570 | GUERRERO CLEMENTE & YOLANDA | 1620 W ZINNIA AVE | ALTON | TX | 78573-1249 |
| 252573 | PENA ERNESTO III III | PO BOX 308 | MISSION | TX | 78573-0006 |
| 252572 | SUAREZ RODOLFO | 514 N 16TH ST | MCALLEN | TX | 78501 |
| 252571 | GUERRERO CLEMENTE & YOLANDA | 1620 W ZINNIA AVE | ALTON | TX | 78573-1249 |
| 316682 | FLORES RAMIRO J | 2804 N SHARY RD | MISSION | TX | 78574-3672 |
| 546552 | CITY OF MISSION | 1201 E 8TH ST | MISSION | TX | 78572-5812 |
| 316687 | SPENCER LAWRENCE D & BETTY JEAN | 111 N HOLLAND AVE | MISSION | TX | 78572-4907 |
| 316686 | SALINAS SAN JUANITA & RAUL | 115 N HOLLAND AVE | MISSION | TX | 78572-4907 |
| 316688 | DAVILA ANNA LISA | 806 W 1ST ST | MISSION | TX | 78572-4942 |
| 316689 | ADAME SILVIA & ELISEO REYES | 607 ABRAHAM ST | MISSION | TX | 78573-2101 |