

# AGENDA ITEM & RECOMMENDATION SUMMARY

**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 1<sup>st</sup> 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

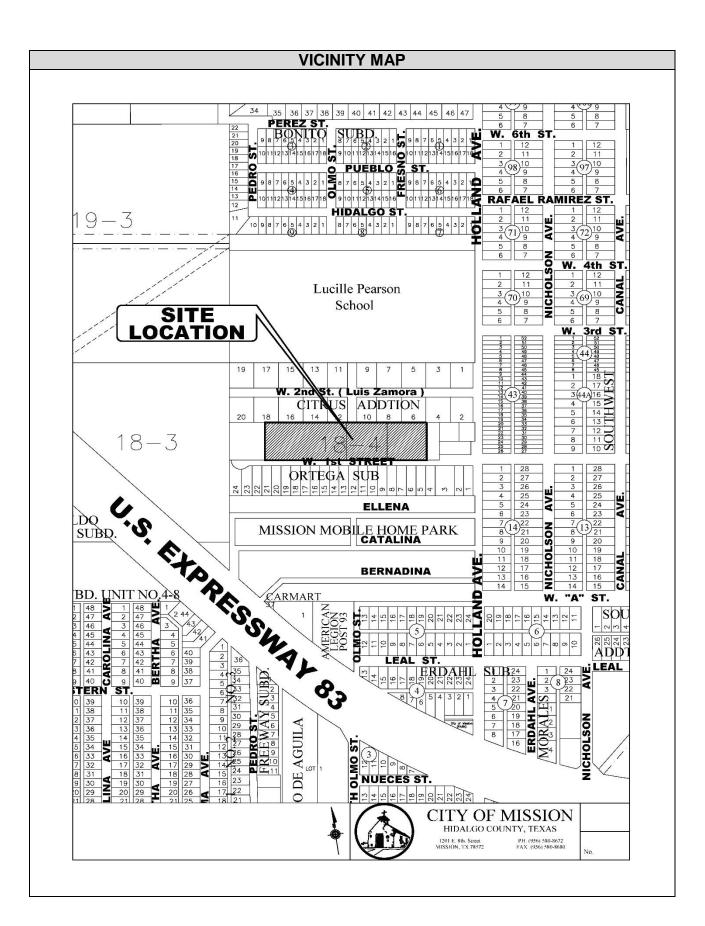
#### Summary:

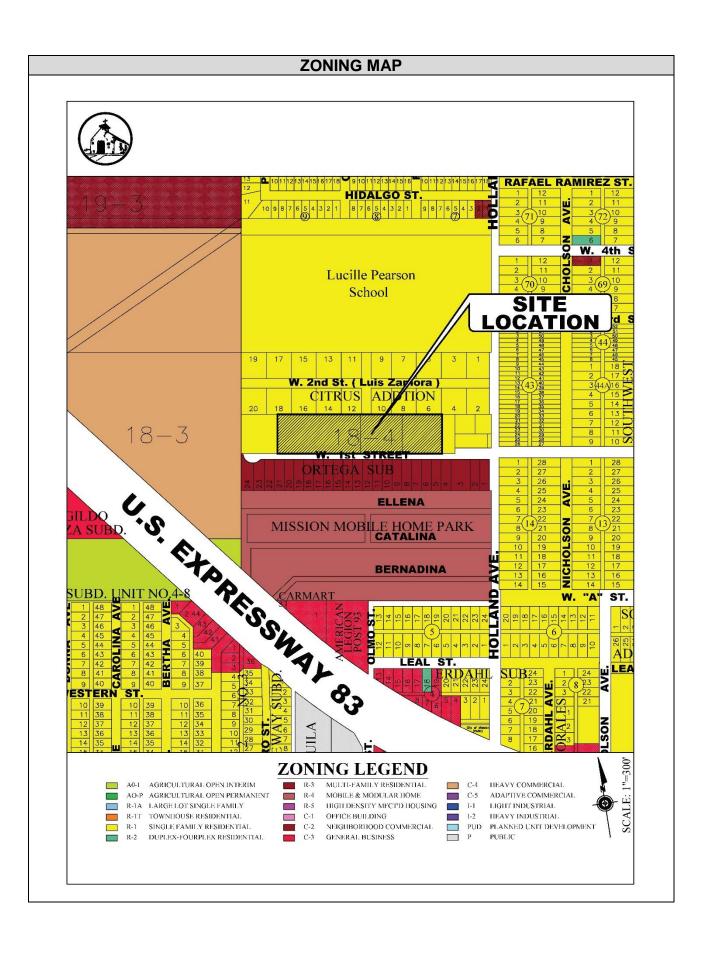
- The applicant is requesting to rezone the subject property from Single Family Residential District (R-1) to Townhouse Residential District (R-1T) to pursue the development of a townhomes subdivision.
- The site is located along the North side of West 1<sup>st</sup> Street approximately 256 feet West 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		





## AERIAL



#### LEGEND DOMENT LIST DOMENT LIST FOR ON THE LIST FOR ON PLAT SHOWING: A 4.100 ACRE [178,805.46 SQ.FT.] TRACT, BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND: P.O.C. N.E. CNR LOT 18-4 TRACT I: A TRACT OF LAND CONTAINING 1.0 ACRES, MORE OR LESS, OUT OF LOT 18-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1,FAGE 56, MAP RECORDS, HDALGO COUNTY, TEXAS. TRACT II: A TRACT OF LAND OUT OF LOT 18-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE COUNTY CHARLAN INTERECT REVORDED IN VOLUME 1, PROCESS, MAY RECORDS, TIMELED COUNTY, TEXAS. TWO (2) ACRES OF LAND IN THE NORTHWEST CORNER OF THE SOUTH THIRTY (30) ACRES OF LOT 18.4, WEST ADDITION TO SHARYLAND SUBDIVISION OF PORCIONES 53 TO 57, INCLUSINE, OF HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. E S. HOLLAND AVENT [VARIABLE R.O.W.] W. 2ND STREET [50' R.O.W.] DETAIL "A" 0.57 S81°32'48"E HEALCT. - MAP RECORDS COUNTY TOWN () - RECORD CALL ( - CENTERLINE DETAIL "B" COMERT, ROS, 700 COMERT 4.100 ACRES [178,600.46 SQ.FT.] RR II 1.03 AC. OBBERT: MOCTE LUBA & BRIZ. OFFIE ANC. DOC. NO. 2010-200900 CR.R.C. T. THE FOLLOWING EXCEPTIONS ARE USING IN THE SCHEDULE "B" OF SAID COMMITMENT FILE NO. 21-534764-CC: THE 1.00 AC. OWNER WISSEL LUNA & MAUL ORTIZ AND: DOC NO. 1200-20079079 ORNEC F THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "6" OF THE CONSTRUCT FILE NO. 21-630200-60: 12 ALL VISILE AND APPARENT EXCONENTS OR USES AND ALL UNDERGROUND EXSURPTS OF USES, THE DESIGNED OF MAD MAY ARSE BY UNECOMBER CHAPT OR BY USE. (SEE OXAMITMENT TIBLE 10-dil) OMNER JOEL DATECH WD: VOL. 1287, PG. 635 DRACET. 2 WIT ARRIVE WIN THANKING ENGINEERS ON MEET WO WIT PHOCHOGOUGH ENGINEERS ENGINEERS ON MEET WO WIT THE ARRIVE WIN THANKING ENGINEERS ON MEET WO WIT THE ARRIVE WIN THANKING THE COLUMN OF WORLD 14. HOUTS OF THE PUBLIC, THE STATE OF TOOLS AND THE HUNCHASTY IN AND TO DIAL FORTING OF SUBJECT PREPORTS, IF ANY, LYNE WITHE THE DIALOGUES OF ANY POLICIARY, PARISH OF SERVICE FOR THRESHOPS HITS SOCIETY. 4. MONEYAYS, EASTMENTS AND MEMBRYATIONS AS \$400M ACCORDING TO THE MAP AND PLAT THEREOF REDORDED IN VOLUME 1, PLACE 56, NAP RECORD, HEALED COUNTY, TOXAS. IS. EASTWENT AND/OR CITIES ROUTE F ANY, AS SET FORTH WE RETRUMENT DATED AUDIST S. 1904. RECORDED AN VOLLAGE 1. PAGE 3/2, REAL PROPERTY RECORDS, MOALGO COUNTY, TEXAS, (SEE COMMITMENT FIRM 01-7) -/N81°32'48"W 18. HEST OF WAY EASEMENT FOR RELOCATION OF HIRIDATION PURTLED CHARE WAY 12. HEEL, FILED WAY 24, 1981, RECORDED WOLLDER COOP, PAGE 239, REAL PROPERTY RECORDED, MICHAEL DE COMMENT WAY 1291 TO ALL THE COMMENTS OF THE PROPERTY RECORDED, MICHAEL DE COMMENTS OF THE PROPERTY RECORDED, MICHAEL DE COMMENTS OF THE COMMENTS OF 17. STATUTORY ROUTS RUSS AND RICHARDOS IN FAVOR OF UNITED IRRICATION DISTRICT PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. [SEE COMMITMENT HEM 10-H] OWNER ARMA LISA DAVEA OCI DOC NO. 2266407 6.7 H.C.E. 2. STATUTORY FIGHTS, RIJES AND PEDILATIONS IN FAVOR OF UNITED BRICATION DISTRICT PURSUANT TO APPLICABLE SCRIPMS OF THE TEXAS WATER CODE (SEE COMMITMENT (FEM 10-H) IS, ANY PART OF THE HERSIX DESCRIBED PROPERTY CHING WITHON CAMAL HIGHE OF WAY CLAMES IN FEE SMPLE BY WATER DISTRICT [SEE COMMITMENT HIGH 10-1] & STATUTORY MONES, PRACE AND REGRATIONS IN FAVOR OF HERACO COUNTY DRAMACE DISTRICT MG. 1. PLANSIANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. S. STATUTORY MONTS, RIARS AND REGULATIONS IN TAKER OF RIGH DETRICT OF PURSUANT TO APPLICABLE SECTIONS OF THE STATE AND ROOM (SEE COMMUNICATION OF THE STATE AND ROOM). MANUEL CARRIZALES Carrizales 10. ANY PART OF THE HERBIN DESCRIBED PROPERTY LITTLE WINNER CANAL BOWT OF MAY CLARED IN FITE SAFEL BY NOALGO COUNTY INSIGNATION DISTRICT NO. 2. [SEE COMMITMENT ITEM 10-K] Land 21. EASEMENTS, AND/OR RESERVATIONS AND/OF ROADS, AND/OF HEALT OF WAYS, AS SHOWN ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 1 PAGE 56, MAP RECORDS, HEALING COMMY, TEACH FIELD ORMATINENT THEM 10—13 Surveying, LLC SOLICE TO THE DESIGNATION FRANCISION OF THE COLUMN OF THE II. SUBJECT TO THE SUBCIVEROR PLEASATIONS OF THE COUNTY OF HOLIZO AND, OR DISCUSSION PLEASATION OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED HOLIZON EXTENDED THE MATTER TO A THE PROPERTY. FOR COMMITTED IT THE 13-THE

12-16- toz1

**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