



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283' North of Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - 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 rezone the subject property from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") to allow the construction of a Mission Housing Authority multi-family development. The property is currently vacant.
- The Mission Housing Authority has applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartments development named Conway Village. Some of the units would need to be rented to low-to-moderate income families.
- The subject property measures 370.84' along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 470.08'. There is a physical connection from Conway Boulevard to the property through the railroad right-of-way from the property just South. This will be used to access the site.
- The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West.
- The existing land uses are: Open acreage to the West, a single-family subdivision under construction to the East, commercial structures to the South and a single-family home to the North.
- The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds multifamily residential uses as an acceptable land use alternative.
- Notices were mailed to five (5) surrounding property owners. To this date there have been no objections to the rezoning request.

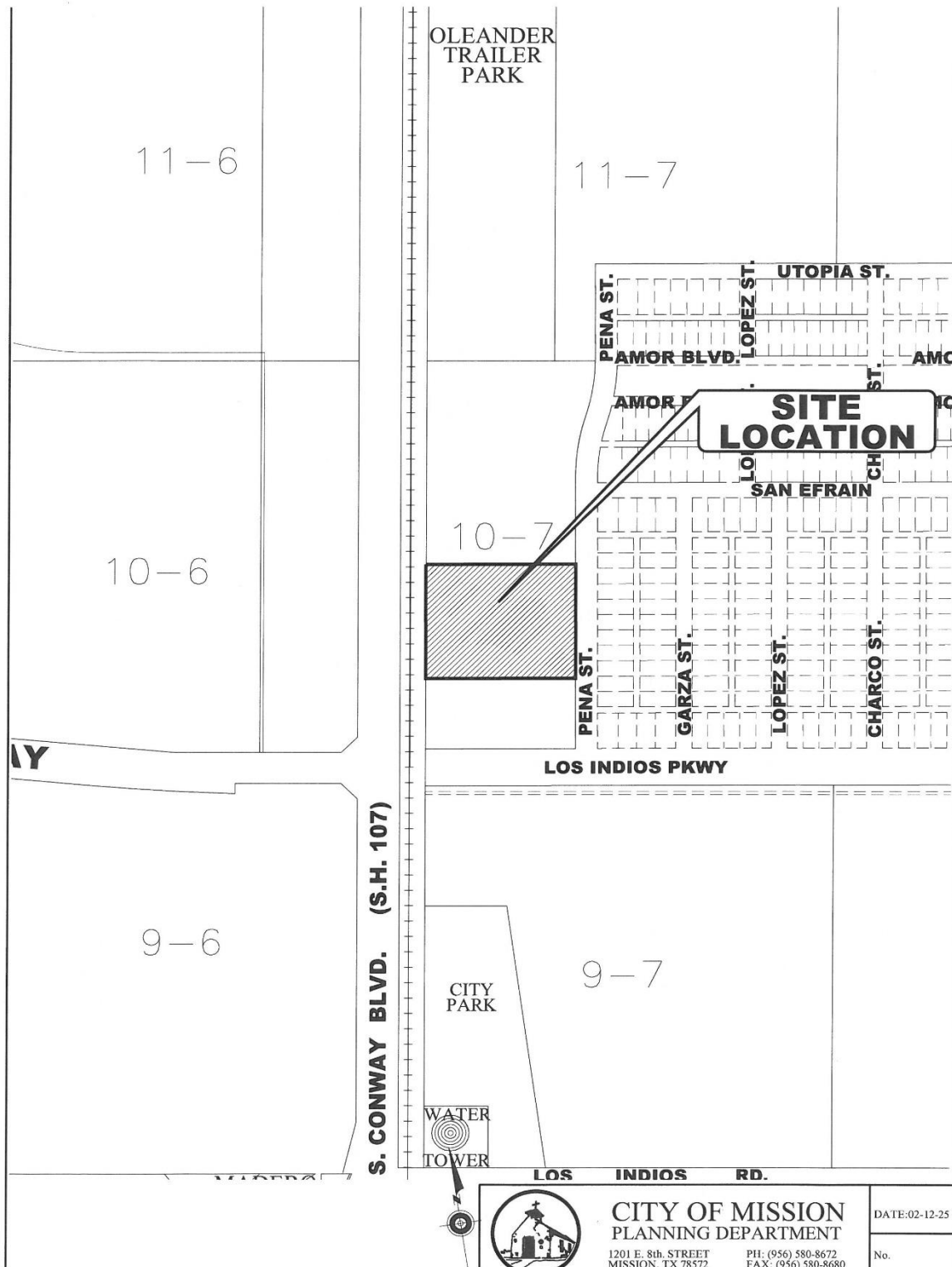
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING_____

VICINITY MAP

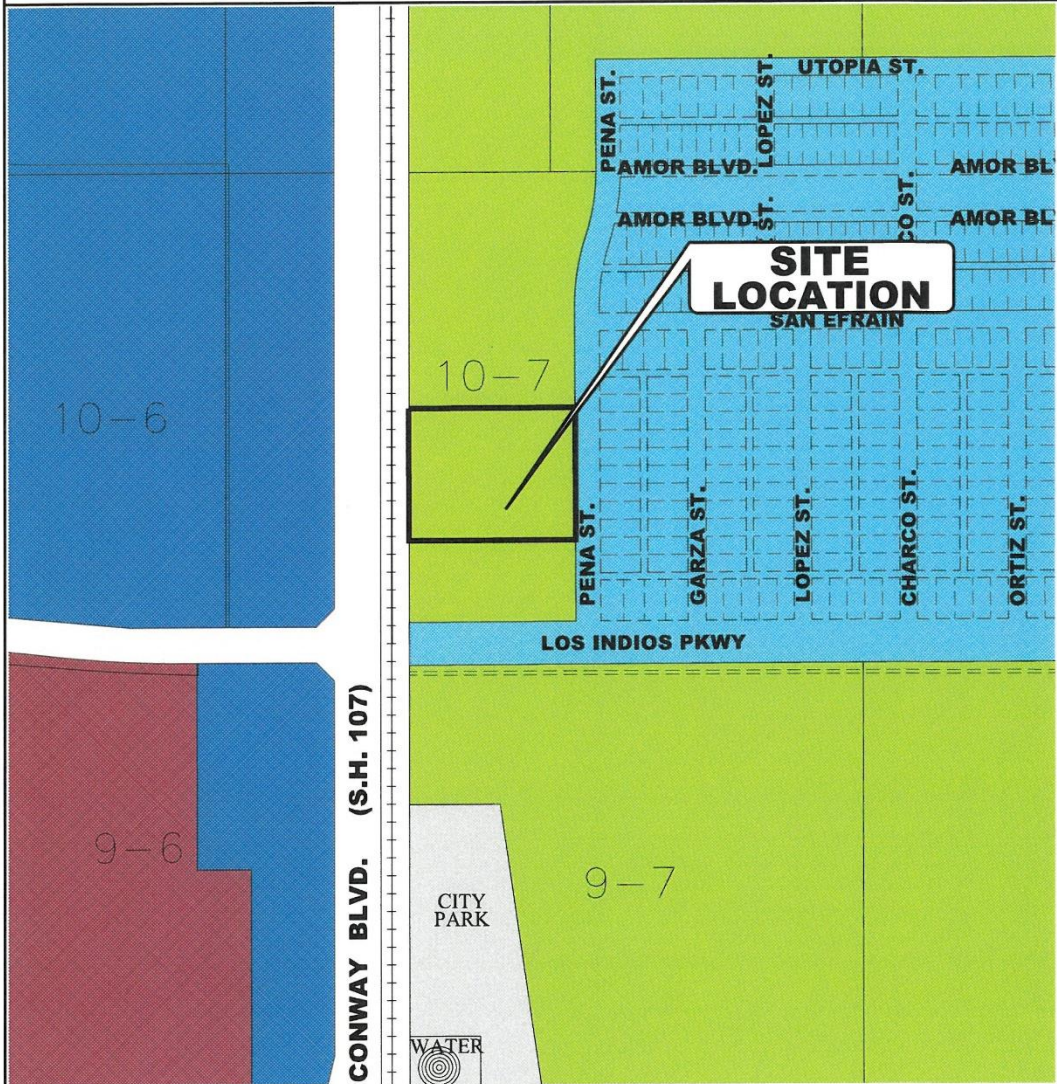


CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th STREET
 MISSION, TX 78572
 PH: (956) 580-8672
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DATE: 02-12-25

No.

ZONING MAP



ZONING LEGEND

	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 MFCTD 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 Owners (REZ25-17)	addrDeliveryLine	addrCity	addrState	addrZip
316434	DAVIS NORMA DE LA FUENTE & GEORGE DAVIS JR	2603 S CONWAY AVE	MISSION	TX	78572-1559
316437	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316436	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316433	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
630543	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316432	AMAYA FERNANDO V	501 N BRIDGE ST NO 337	HIDALGO	TX	78557