



MEETING DATE: July 1, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant, Victor and Nora Davila - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for rezoning submitted for processing.
- June 19, 2026 – 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.
- July 1, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2026 – 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 District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development.
- The tract of land measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area.
- The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West.
- The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West.
- The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

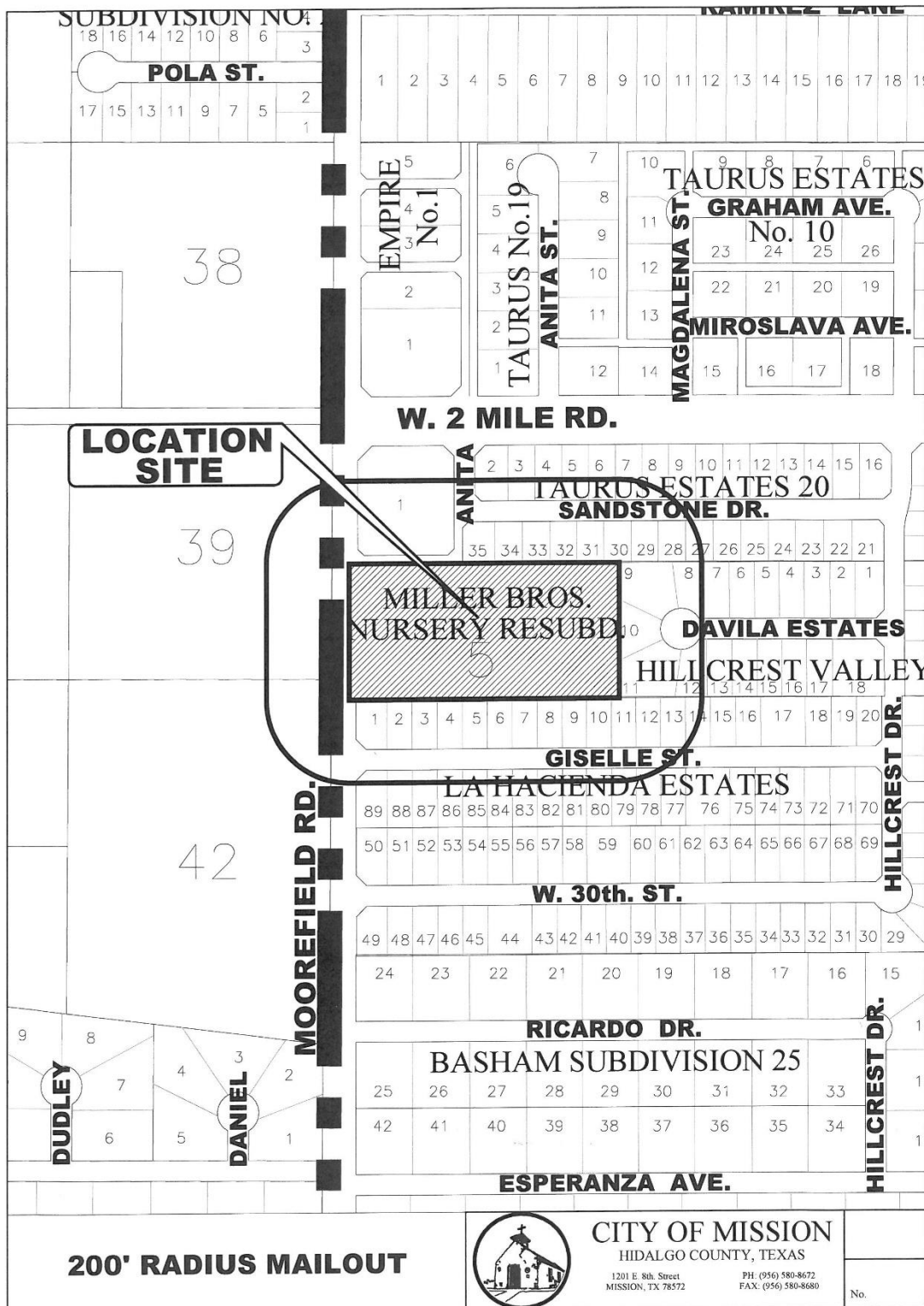
STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

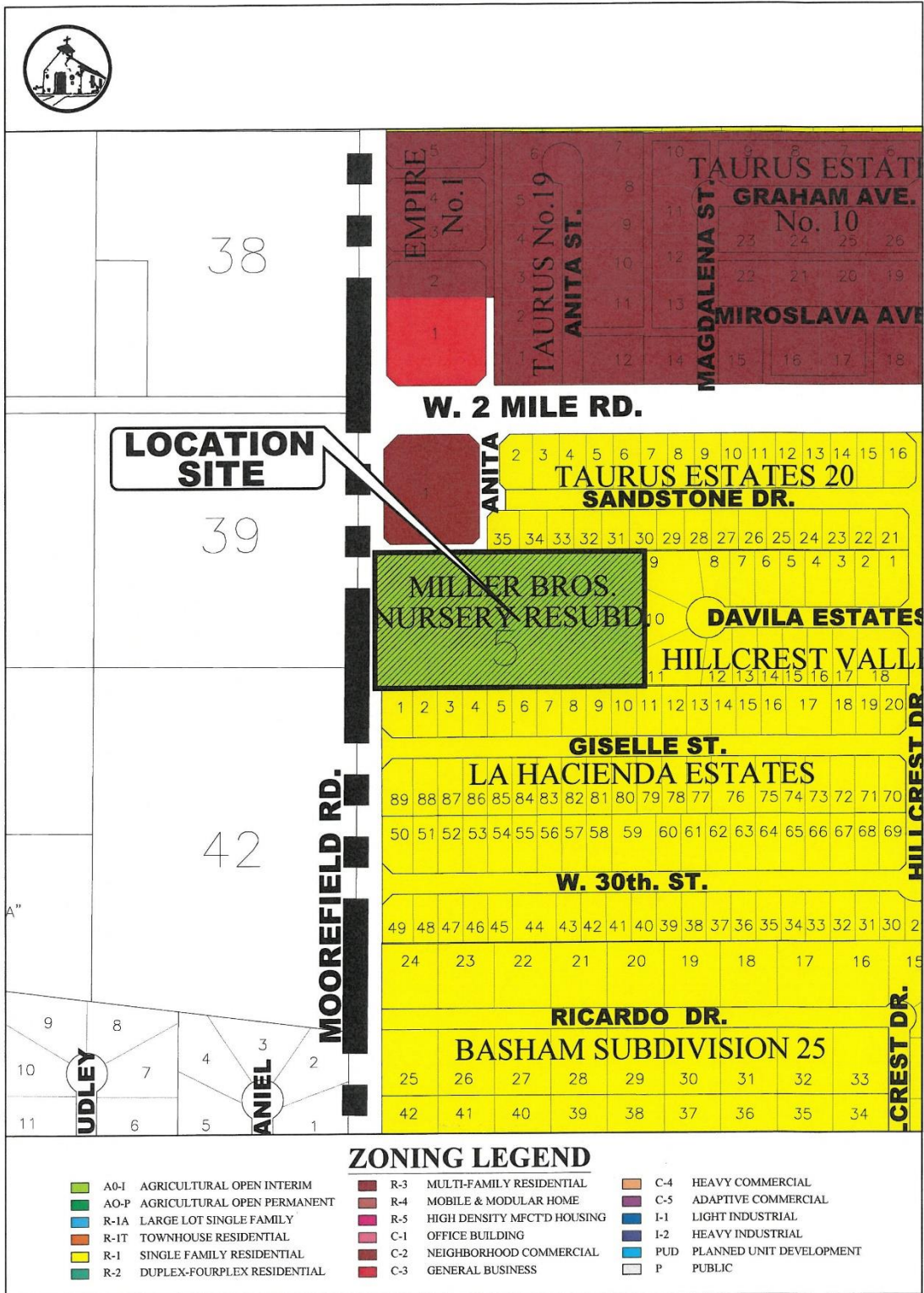
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES	
_____	NAYS	
_____	DISSENTING	_____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



PROPERTY SURVEY

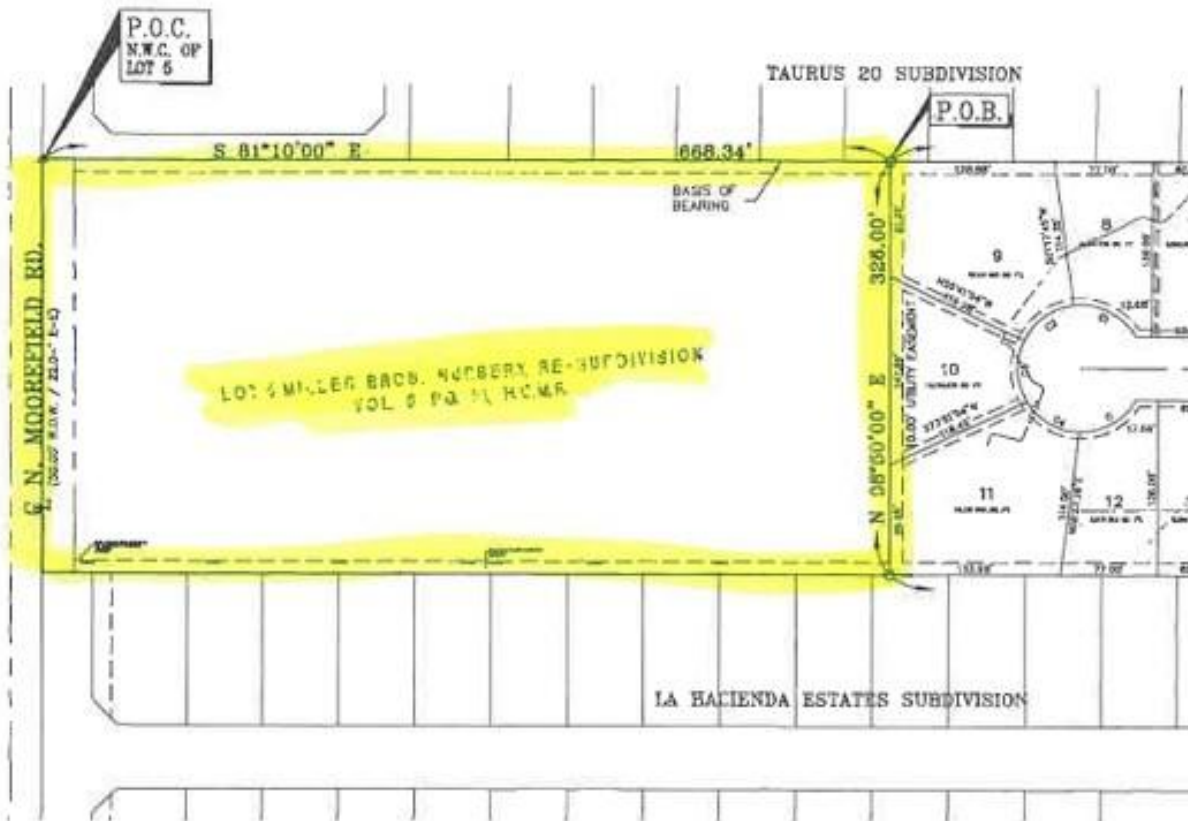
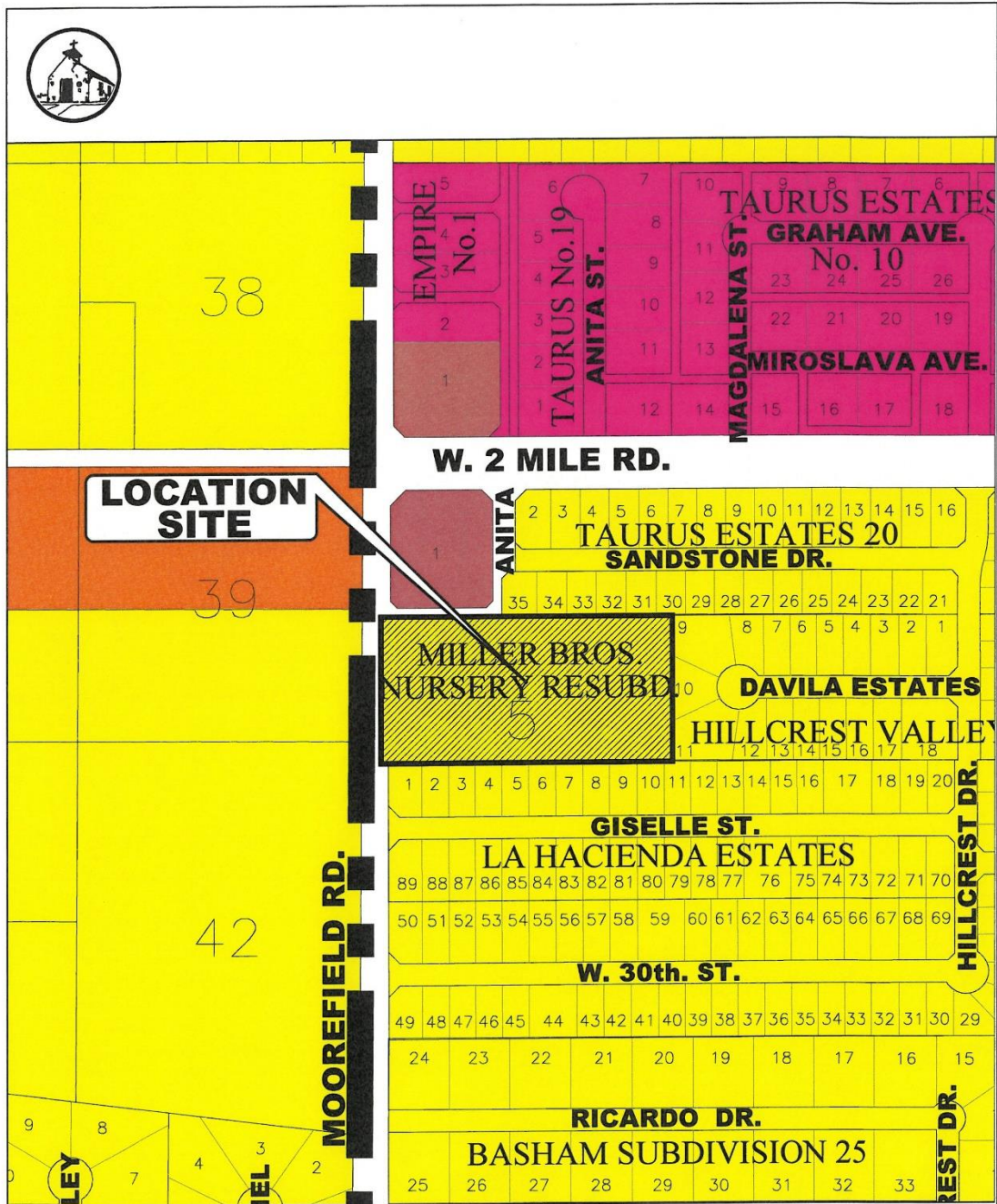


PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
817071	VARGAS OSCAR E PENA & SOL MEZTLI GARCIA	4008 NADIA ST	MISSION	TX	78574-5134
817070	PORTILLO GUILLERMO & YULIANA C RODRIGUEZ	2110 W SANDSTONE DR	MISSION	TX	78574-1758
817069	ESQUIVEL LUIS LAURO ADAME & MIRTALA G ADAME	SEPTIMA 101	REYNOSA	TAMAULIPAS	NULL
817103	SANTANA ELIAZAR	2109 E SANDSTONE DR	MISSION	TX	78572
817077	GONZALEZ MATILDE I & RAMON J CASTILLO	2020 W SANDSTONE DR	MISSION	TX	78574
817076	SALINAS JUAN	2022 W SANDSTONE DR	MISSION	TX	78574-0090
817075	MARTINEZ FERNANDO ALAIN JAIME & SILVIA G SALINAS PINEDA	2100 W SANDSTONE DR	MISSION	TX	78574-1758
817074	MUNOZ DAVID & LIDIA BARRIENTOS	2102 WEST SANDSTONE DR	MISSION	TX	78574-1758
817073	MUNOZ OSCAR & LORENA T	2104 W SANDSTONE DR	MISSION	TX	78574-1758
817072	GARCIA JULIO C & MARIA DEL LOURDES G CHAVEZ	2106 W SANDSTONE DR	MISSION	TX	78574-1758
817102	SEGURA HECTOR A & LETICIA GARZA	2107 W SANDSTONE DR	MISSION	TX	78574-1758
817101	MOYA JESSE JAMES & ANGELICA M VELASQUEZ	2105 W SANDSTONE DR	MISSION	TX	78574-1758
817100	LUNA DAMARIS DE	2103 W SANDSTONE DR	MISSION	TX	78574-1758
817099	GARZA JALEN ALONZO	2101 W SANDSTONE DR	MISSION	TX	78574-1758
817098	HERNANDEZ JOSE G & MYRNA LOPEZ	2099 W SANDSTONE DR	MISSION	TX	78574-0090
817097	HERNANDEZ ZAYDE	2305 S GOODWIN RD	MISSION	TX	78572-2161
817096	VALDEZ GUADALUPE III & NATALIE	2019 SANDSTONE DR	MISSION	TX	78574-0090
817095	VALDEZ GUADALUPE III & NATALIE	2017 W SANDSTONE DR	MISSION	TX	78574-0090
700256	VILLARREAL CIPRIANO	2020 GISELLE ST	MISSION	TX	78574-6706
700254	MENDOZA SONIA C	2102 GISELLE ST	MISSION	TX	78574-6705
700249	SERRANO PABLO	2112 GISELLE ST	MISSION	TX	78574-6705
700255	SILGUERO ADOLFO & MARIA M	2100 GISELLE ST	MISSION	TX	78574-6705
700248	LOPEZ MARISSA DANNE	2114 GISELLE ST	MISSION	TX	78574
700324	GONZALEZ EVELYN	2107 GISELLE ST	MISSION	TX	78574-6708
700327	CANTU JESUS A & MAYRA	2113 GISELLE ST	MISSION	TX	78574-6708
700332	SANTOS JOSE ANGEL	2123 GISELLE ST	MISSION	TX	78574-6708
700253	PACHECO SYLVIA	2104 GISELLE ST	MISSION	TX	78574-6705
700252	GARCIA ERENDIRA DALILA	2106 GISELLE ST	MISSION	TX	78574-6705
700251	MOLINA JOSE G & MARIA D	2108 GISELLE ST	MISSION	TX	78574-6705
700247	PEQUENO ESEQUIEL & CYNTHIA	2116 GISELLE ST	MISSION	TX	78574-6705
700328	RAMOS GERARDO	2115 GISELLE ST	MISSION	TX	78574-6708
700331	VALVERDE NELLIE M	2121 GISELLE ST	MISSION	TX	78574-6708
700257	SOLIS JOSE LUIS JR	2018 GISELLE ST	MISSION	TX	78574-6706
700246	GARCIA VIVIANA	2118 GISELLE ST	MISSION	TX	78574-6705
700250	OCANAS ISRAEL & NITZIA GONZALEZ GARZA	2110 GISELLE ST	MISSION	TX	78574
700322	FLORES JUAN M & NORMA L	2103 GISELLE ST	MISSION	TX	78574-6708
700323	GARZA MIRIAM	2105 GISELLE ST	MISSION	TX	78574-6708
700325	GARZA JOANNA	2109 GISELLE ST	MISSION	TX	78574-6708
700326	MALDONADO RODOLFO	2111 GISELLE ST	MISSION	TX	78574-6708
700245	PEDERSON JEANNINE G & JAMES P	613 MAZATLAN ST	MISSION	TX	78572
700321	DE HOYOS MARIO E JR & MARIO E SR & SILVIA	2101 GISELLE ST	MISSION	TX	78574-6708
700329	GONZALEZ JESUS S	2117 GISELLE ST	MISSION	TX	78574-6708
700330	CHAPA MARIA	2119 GISELLE ST	MISSION	TX	78574-6708
700244	GONZALEZ JOSE EDUARDO	2122 GISELLE ST	MISSION	TX	78574-6705
237198	DAVILA VICTOR & NORA FAM LTD PARTNERSHIP	904 WESTMORE	PHARR	TX	78577-6730
244939	DE LEON SAN JUANITA	1408 ROQUE SALINAS RD	MISSION	TX	78572-4778
244935	REINHARDT KLIE	22226 LOCUST RD	HOYLETON	IL	62803-2034
1313099	RUVALCABA JOSE A & DENISE ELIZABETH ROCHA	2017 DAVILA AVE	MISSION	TX	78574-5704
1313098	RODRIGUEZ EDGAR	3410 CRISANTEMA ST	MISSION	TX	78573-8765
1313097	MUNOZ XOCHITL MARINA	2021 DAVILA AVE	MISSION	TX	78574-5704
1313096	GONZALEZ RUBEN JR & LIDIA LEAL	2020 DAVILA AVE	MISSION	TX	78574-5704
1313095	MALDONADO LUIS ALBERTO JR & LESLIE A LOPEZ--SALINAS	2018 DAVILA AVE	MISSION	TX	78574