



MEETING DATE: May 12, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of Ordinance No.____ amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section 1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 3, 2026 – Notice of public hearings advertised in The Progress Times.
- April 15, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission.
- May 12, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary

- As demand for reliable wireless communication continues to grow, municipalities are increasingly challenged to balance infrastructure needs with neighborhood compatibility. Expanding coverage for cellular and broadband services is critical to support public safety, economic development, remote work, education, and overall quality of life.
- Currently, telecommunication towers are often restricted to non-residential zoning districts, which can limit service coverage and create gaps in connectivity, particularly in underserved or rapidly developing residential areas. To address these challenges, it is proposed that telecommunications towers be considered as a Conditional Use within residential zones.
- Allowing telecommunication towers through a conditional use process provides the City with discretionary authority to evaluate each application on a case-by-case basis. This ensures that proposed towers meet clearly defined criteria related to location, design, height, setbacks, aesthetics, safety, and potential impacts on surrounding properties. Additional

conditions may be imposed to minimize visual impacts, encourage co-location of multiple providers, and ensure compliance with federal and state regulations.

- This approach promotes a balanced solution supporting modern infrastructure needs while preserving neighborhood character and protecting property values. It also provides transparency and public input opportunities through the conditional use permitting process.
- Amending the ordinance to allow telecommunication towers with a conditional use permit in residential and industrial zones allows the City to proactively address connectivity demands while maintaining appropriate local control and safeguarding community interests.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance amendment.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____