



MEETING DATE: August 5, 2026

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 Duplex-fourplex Residential District ("R-2"), being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandro - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for rezoning submitted for processing.
- July 25, 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.
- August 5, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

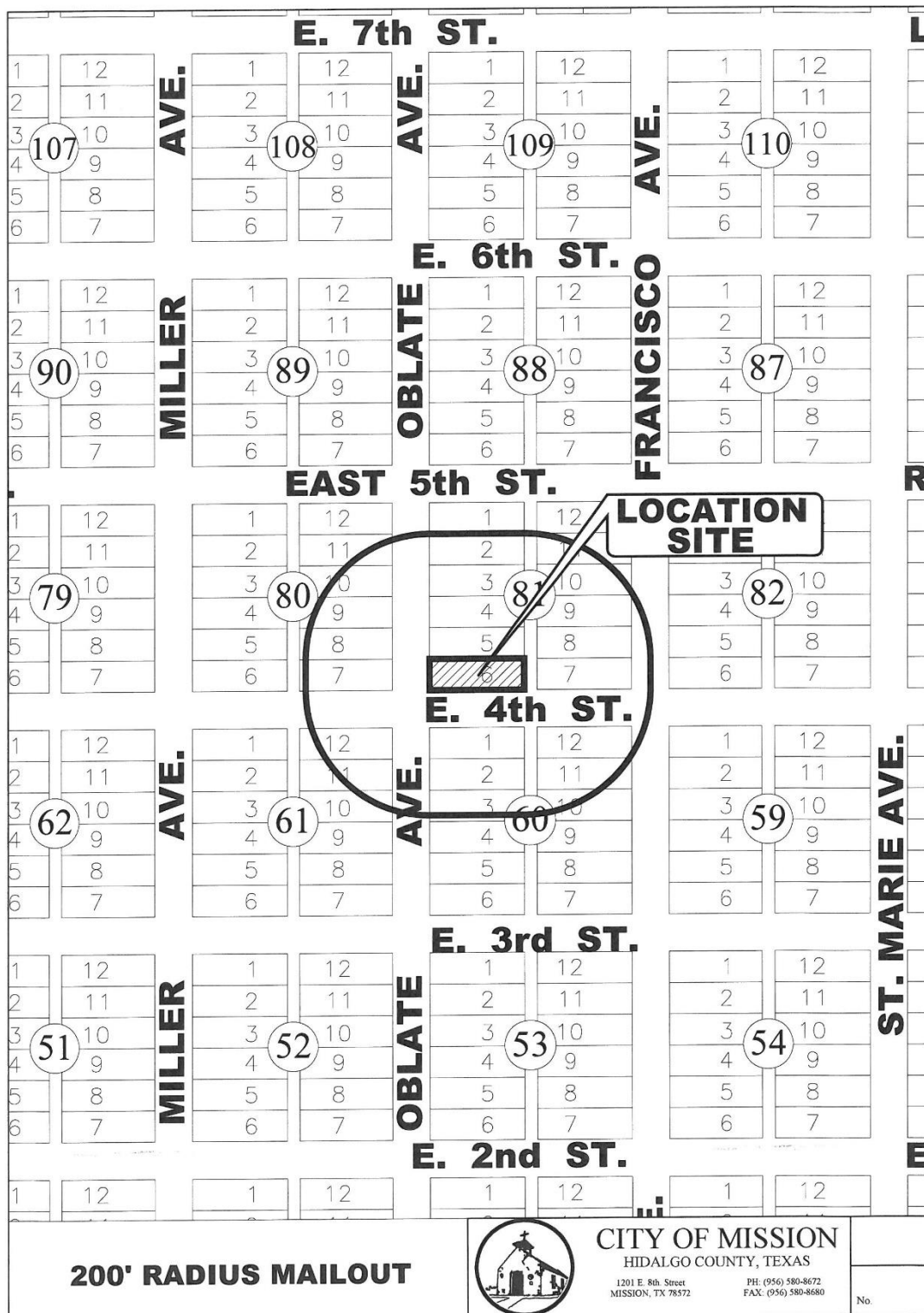
- The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site.
- The property is located at the Northeast corner of E. 4th Street and Oblate Avenue.
- The lot of record has 7,500 square feet in area and measures 50 feet along Oblate Avenue and 150 feet along E. 4th Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South.
- The surrounding land uses include single-family homes to the North, East, and West. The Roosevelt Alternative School is located across the street to the South. There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction.
- As a result of the downzoning, there are several small apartment complexes in the neighborhood that are considered legal nonconforming uses. A map depicting these complexes is included in the meeting packet.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.
- Notices were mailed to 19 surrounding property owners. Planning staff has received one phone call in opposition to the rezoning.

STAFF RECOMMENDATION:

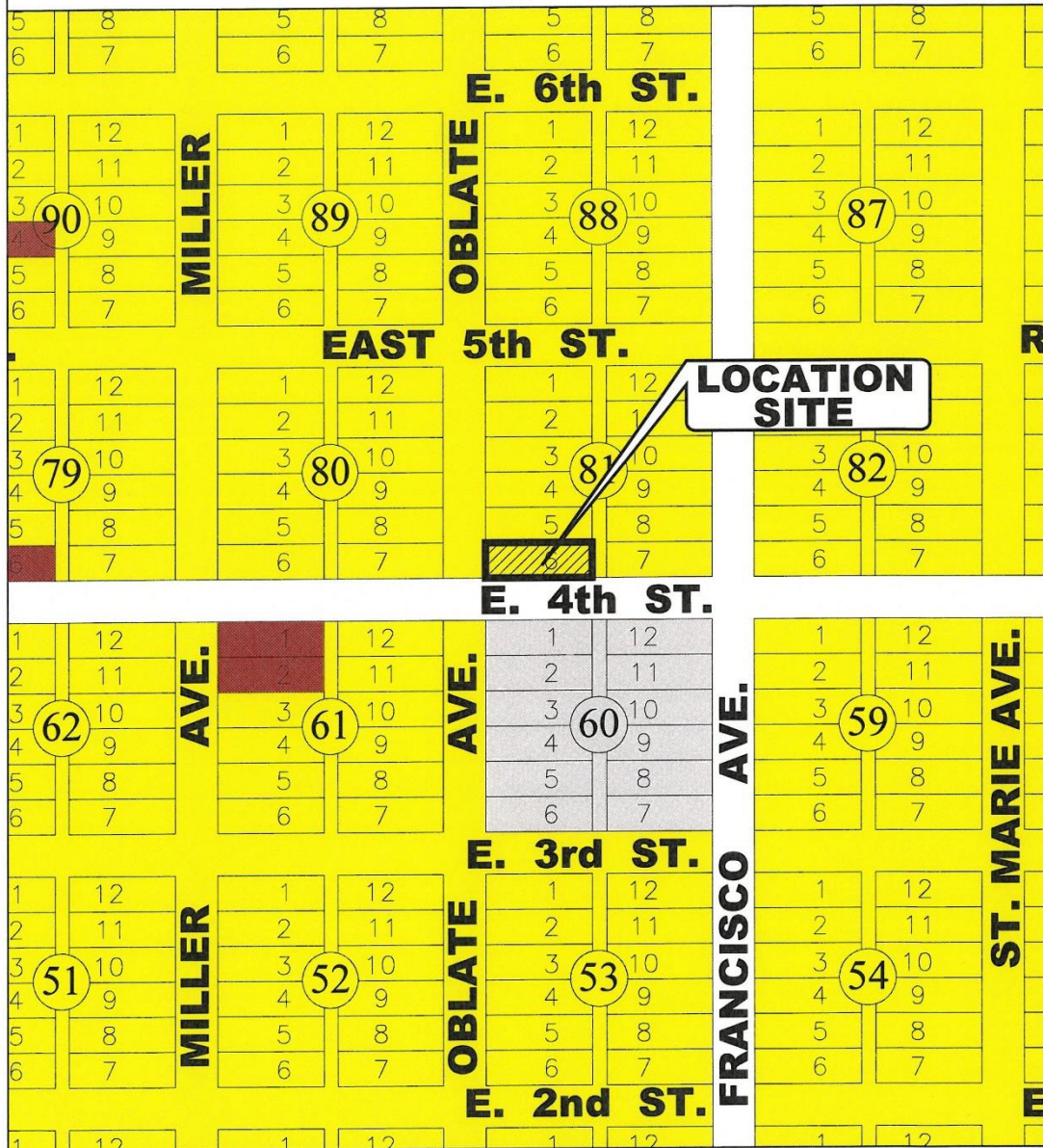
Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING		_____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'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



SUBJECT PROPERTY FROM THE RECORDED PLAT

	7	6	7	50	
		St.		60	
	12	1	12	50	
	11	2	11		
80	10	3	10		
	9	4	9		
	8	5	8		
	7	6	7	50	
		St.		60	
	12	1	12	50	
	11	2	11		
60	10	3	10		

PHOTO OF THE SUBJECT PROPERTY FROM OBLATE



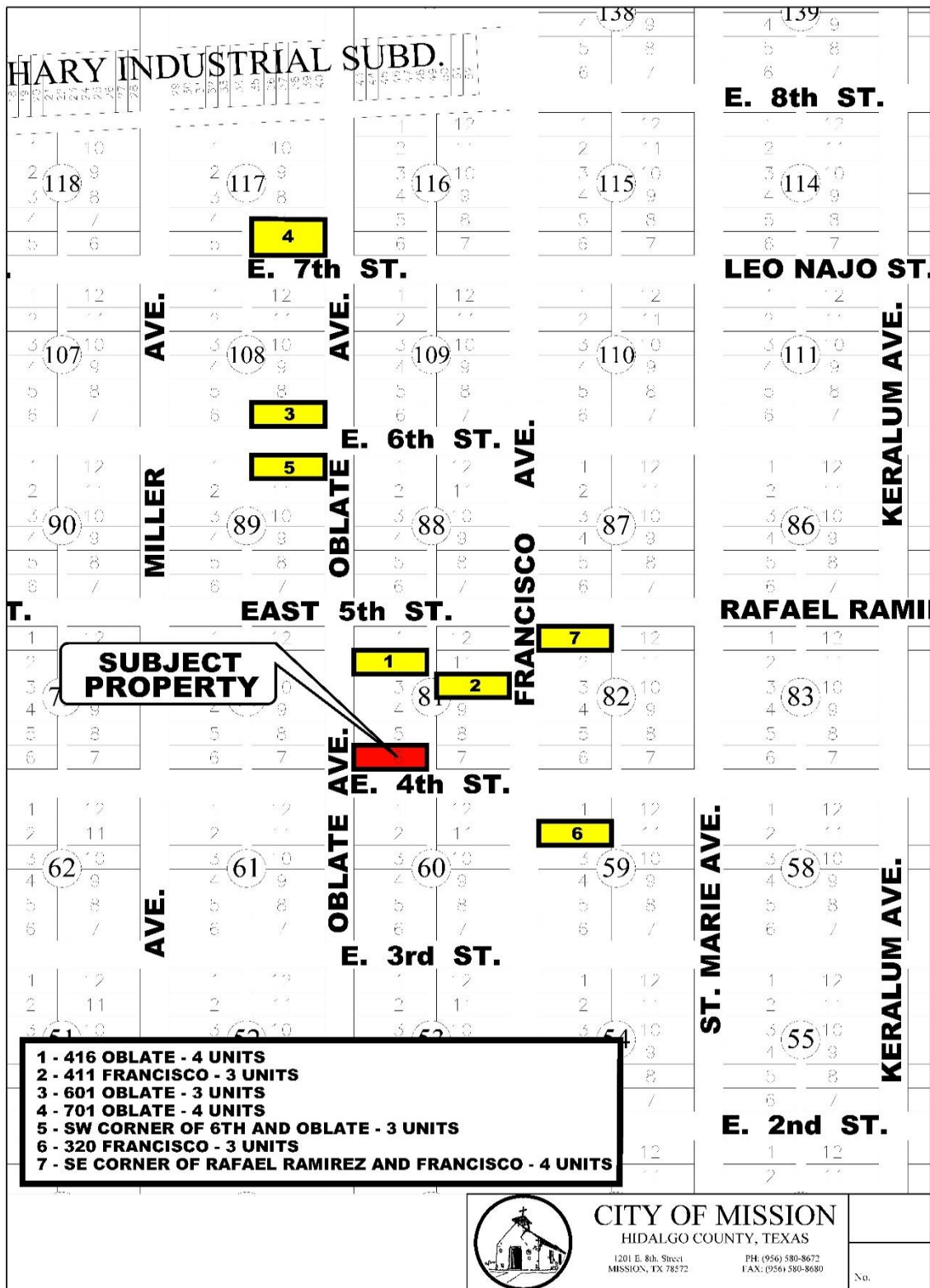
PHOTO OF THE SUBJECT PROPERTY FROM 4TH STREET



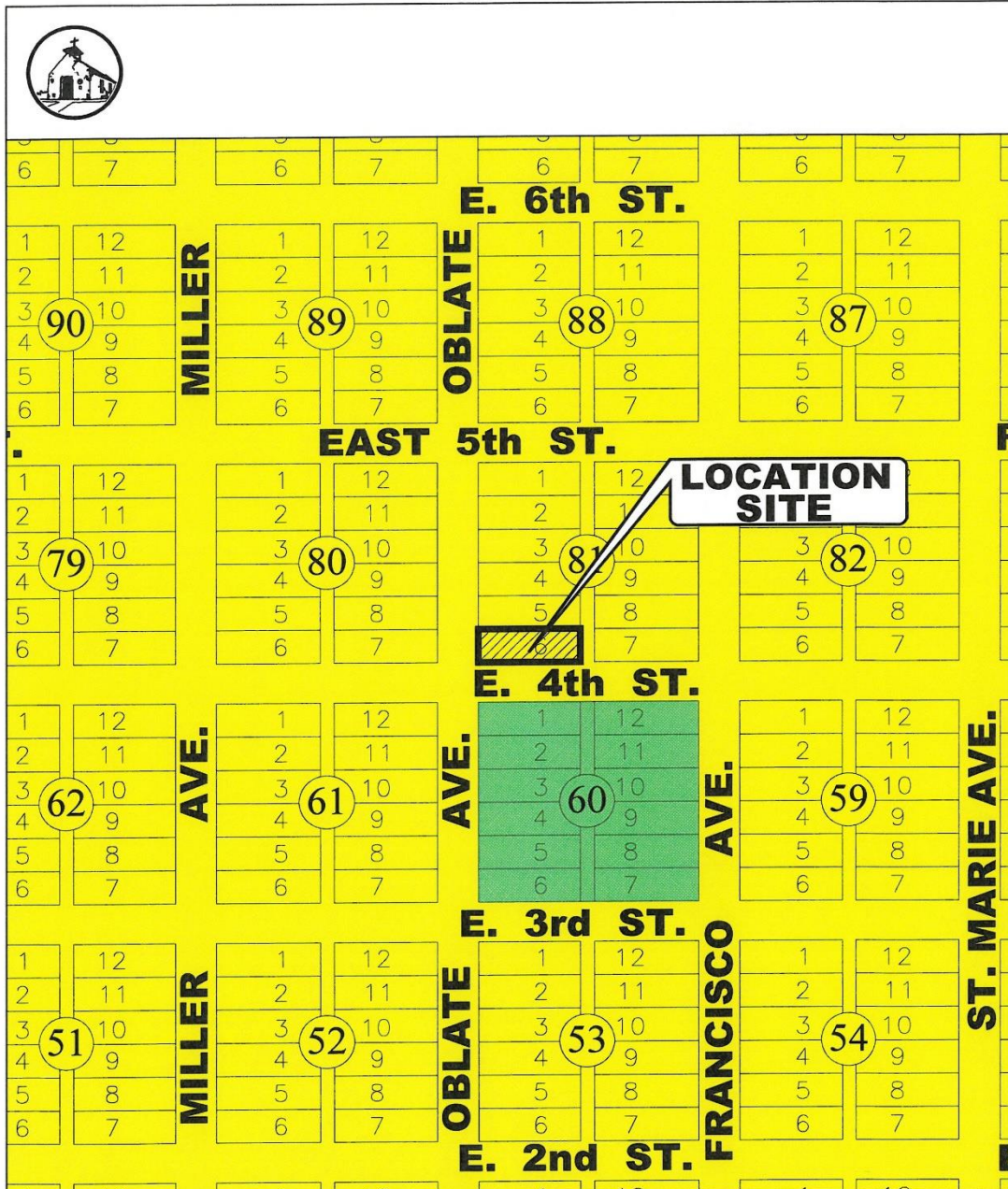
PHOTO OF THE SUBJECT PROPERTY FROM THE REAR ALLEY



EXISTING APARTMENTS IN THE NEIGHBORHOOD



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
239195	FLORES MARIA DEL SOCORRO	405 N FRANCISCO AVE	MISSION	TX	78572
239193	FLORES JAVIER & MELVA	1937 S 32ND ST	MCALLEN	TX	78503
238979	MISSION IND SCH DIST	1116 N CONWAY AVE	MISSION	TX	78572-4103
239187	GARZA AMANDA & ANNABEL VERA	1310 TONI LN	MISSION	TX	78572-3018
238990	PRUNEDA JUANITA A/K/A JANIE	PO BOX 964	DONNA	TX	78537-0964
238989	GONZALEZ OSCAR & LONGINA L	319 OBLATE	MISSION	TX	78572-5453
238988	EVANS OTIS W	317 OBLATE AVE	MISSION	TX	78572-5453
239185	ELLIOTT KENNETH & ROSALINDA G	411 OBLATE AVE	MISSION	TX	78572-5455
239184	FLORES JOSE J & NELDA	407 OBLATE AVE	MISSION	TX	78572-5455
239183	SERSON INVESTMENT LLC	1410 S BUNNY ST	ALTON	TX	78573
239186	PEREZ ANGELITA MORENO	413 OBLATE AVE	MISSION	TX	78572-5455
239198	ALANIZ ESTELLA M	2413 LAKEHURST DR	AUSTIN	TX	78744-5225
239190	DILLARD OFELIA	2809 PUEBLO DEL NORTE CT	MISSION	TX	78574-2150
239197	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
239196	GAYTAN RICARDO & GUADALUPE O	4813 N STEWART RD	PALMHURST	TX	78573-8306
239194	ORTIZ IRVING HUGO	401 N FRANCISCO AVE	MISSION	TX	78572
239192	DE LA PORTILLA ALEJANDRO JUAREZ & NIDIA YARELY REYES	406 OBLATE AVE	MISSION	TX	78572
239191	ORNIK RUBY	410 OBLATE AVE	MISSION	TX	78572
239189	SUITS GLORIA D A/K/A SAUCEDA	422 OBLATE AVE	MISSION	TX	78572-5456