



MEETING DATE: June 4, 2025

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") for a 11.337-acre tract of land, being all of lot 12, New Caledonia Unit No. 1 Subdivision, located along the East side of Moorefield Road approximately 305 feet North of Oleander Drive. Applicant: Carlos Lugo, Jr. -CSL Construction, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 15, 2025 – Application for rezoning submitted for processing.
- May 21, 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.
- June 4, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 9, 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 District ("AO-I") to Single Family Residential District ("R-1") to allow a 51-lot single-family subdivision with a public street. The proposed lots will measure 55 feet in lot frontage and 125 feet lot depth. The minimum lot requirements are 50 feet by 100 feet. The property is currently vacant.
- The subject property measures 330' along Moorefield Road and it measures 1,497.3' of lot depth for a total of 11.337 acres in area. The proposed subdivision will have a street connection to the subdivision to the north by connecting to Hill Crest Drive.
- The surrounding zones are Single Family Residential District ("R-1") to the North, East and South and outside the city limits to the West. East of the ditch are single family subdivisions.
- The existing land uses are: Tiffany Terrace single family subdivision to the North, the Oleander Estates single-family subdivision and the Einstein's Learning Academy to the South and the Taurus Estates No. 2 single family subdivision to the East.
- The Future Land Use Map shows the subject property as Low Density Residential. The requested rezoning is in line with the designation of the property in the Future Land Use Map.
- Notices were mailed to 66 surrounding property owners. Complaints have been received by staff from the surrounding property regarding dust coming from the subject property.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

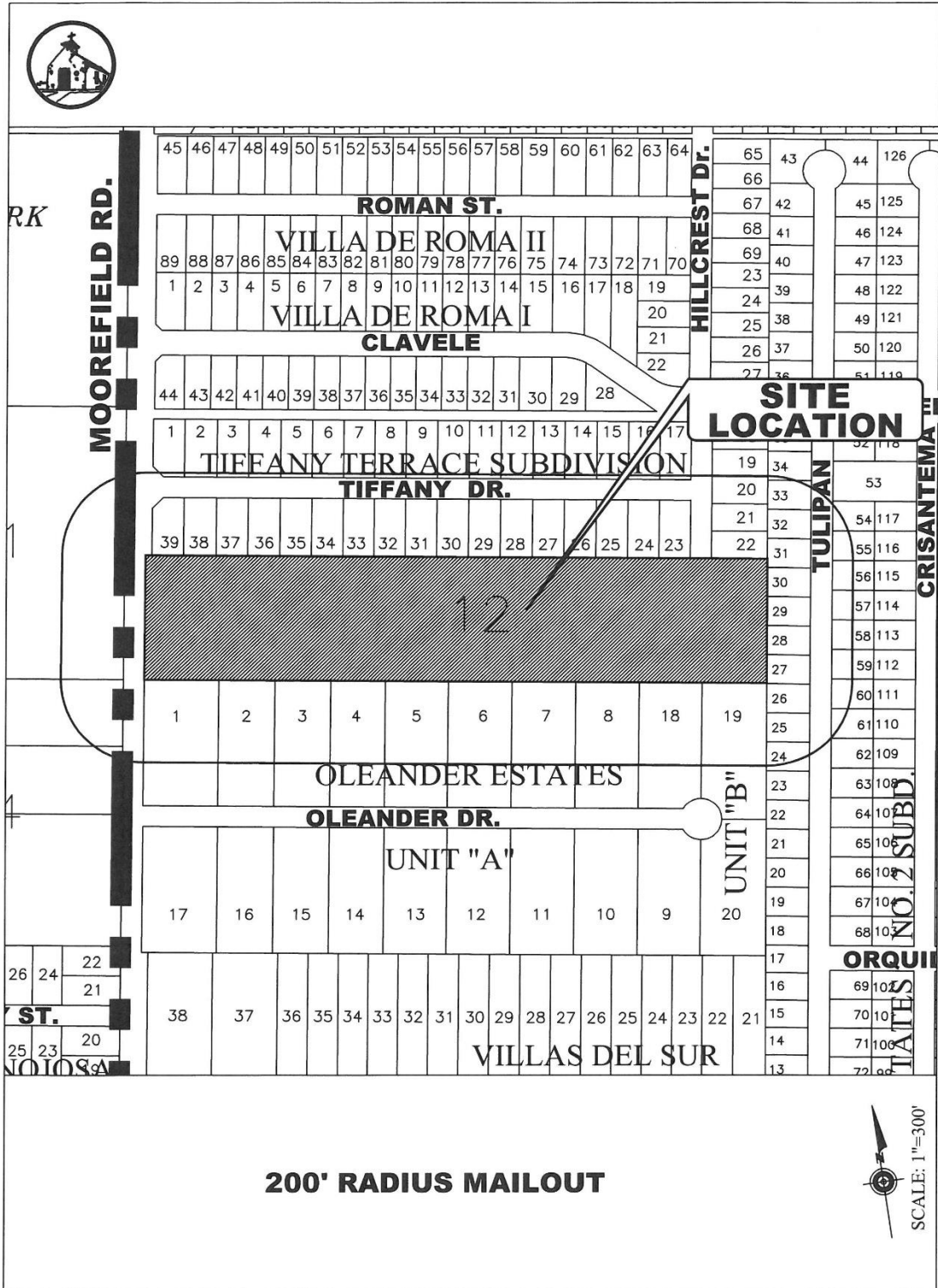
TABLED:

_____ **AYES**

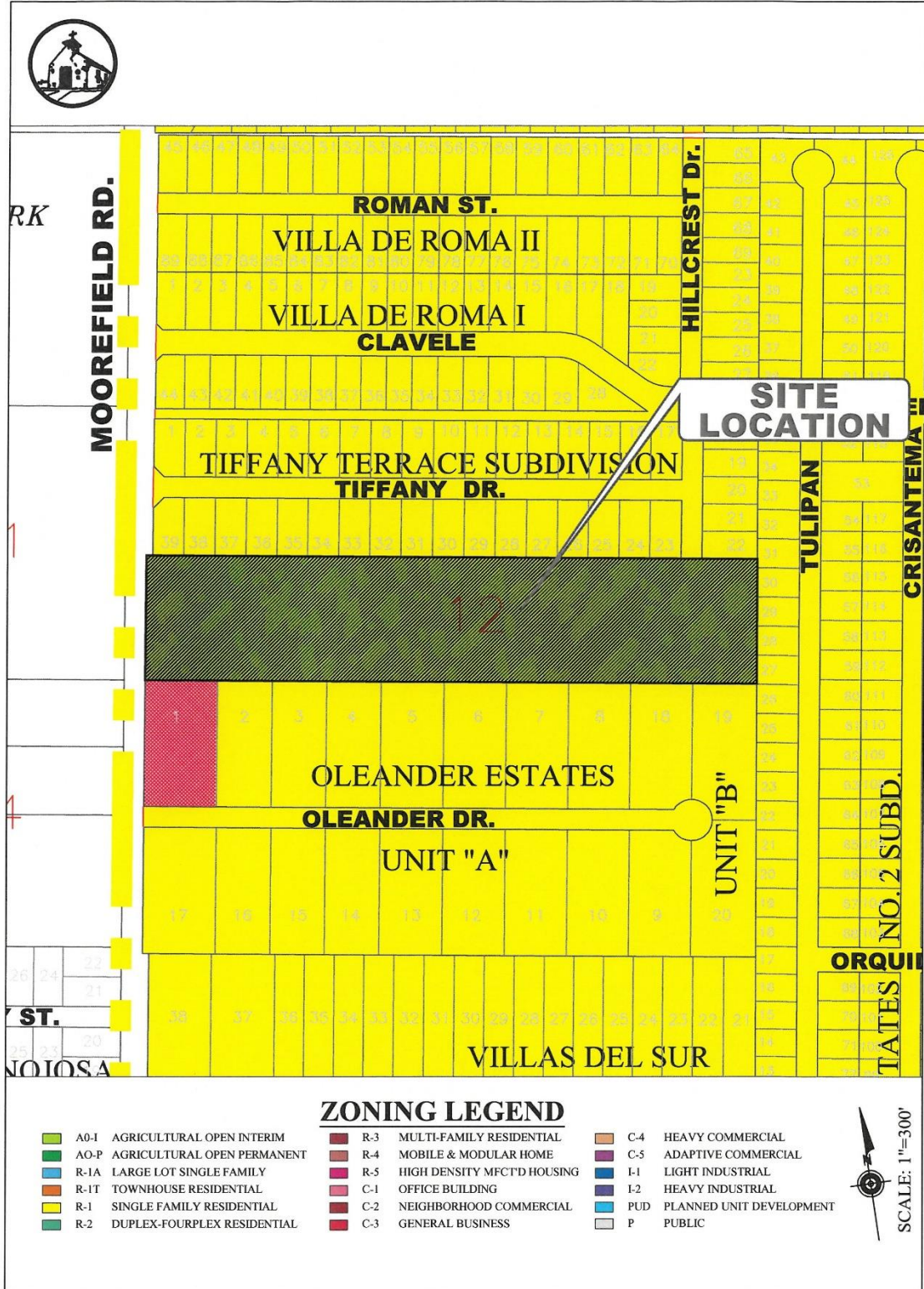
_____ **NAYS**

_____ **DISSENTING** _____

LEGAL NOTICE MAP



ZONING MAP



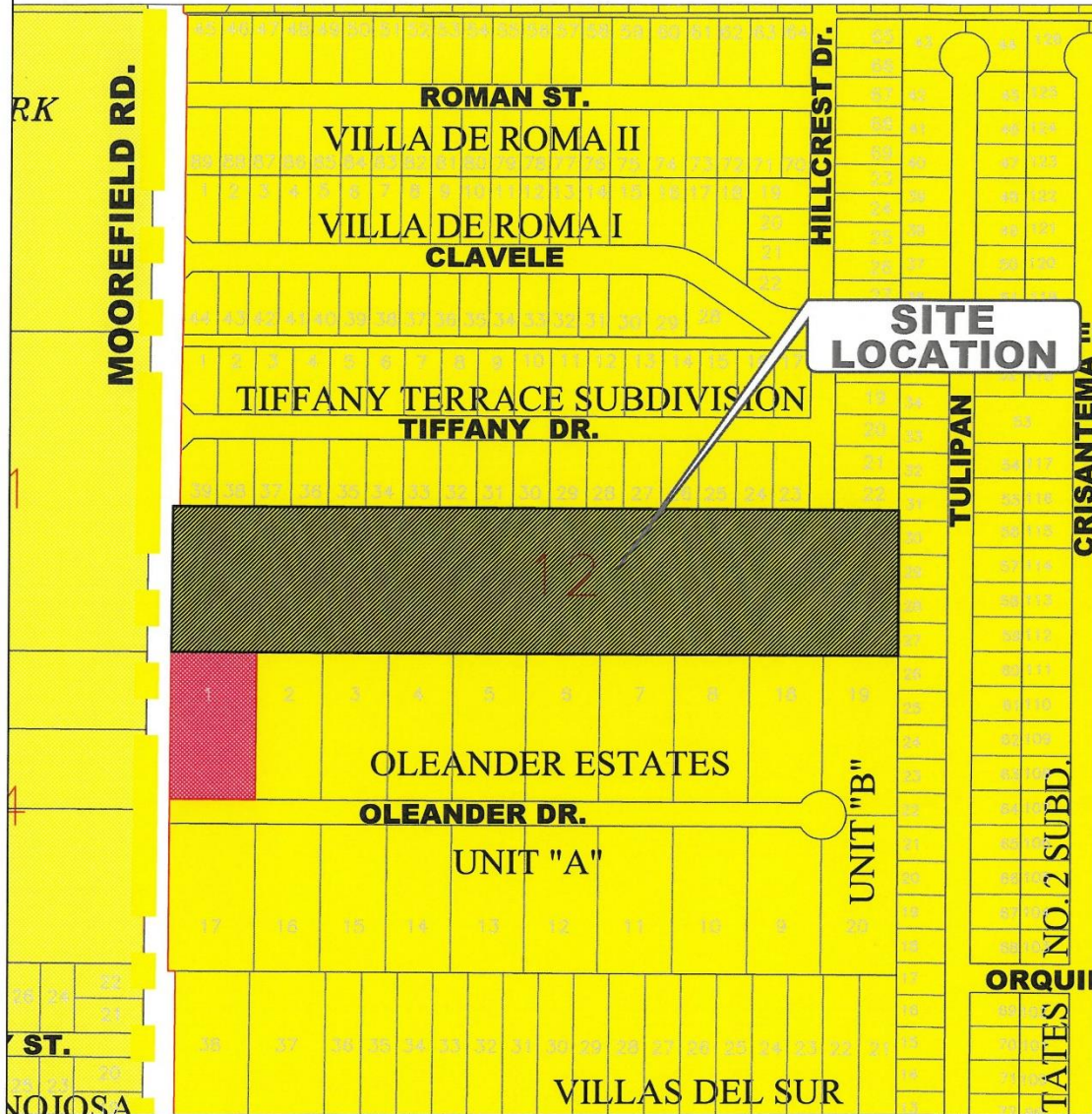
AERIAL



PHOTOS 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	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
514490	BARRIENTOS JAIME & LUCIA	3703 TULIPAN ST	MISSION	TX	78573-5027
514491	LOPEZ MARTHA ELENA	3705 TULIPAN ST	MISSION	TX	78573-5027
514492	GARZA EUGENIO JR	3707 TULIPAN ST	MISSION	TX	78573-5027
514495	TREVINO JOSE MAXIMILIANO & JUAN JOSE JR	612 N CHICAGO ST	ALTON	TX	78573-0829
545956	ORTEGA MARGARITA & BRENDA GARCIA	2013 TIFFANY DR	MISSION	TX	78573
545932	GAMINO RAUL	2108 TIFFANY DR	MISSION	TX	78574-1679
545933	GARZA ARNULFO & MARGARITA	2106 TIFFANY ST	MISSION	TX	78573-3985
545934	BALLI JORGE ANTONIO	2510 PAISANO ST	MISSION	TX	78572-7007
514486	GONZALEZ HERNAN & NANCY G	3605 TULIPAN ST	MISSION	TX	78573-5025
514488	DAVILA MARIA L	3609 TULIPAN ST	MISSION	TX	78573-5025
514493	ESCALERA MARIA LUISA	3709 TULIPAN ST	MISSION	TX	78573-5027
514487	JACOBO JUAN RAMIREZ	PO BOX 2383	MISSION	TX	78573-0039
514489	HERNANDEZ JOSE T	3701 TULIPAN ST	MISSION	TX	78573-5027
514496	TORRES JOSE M GARZA	3803 TULIPAN AVE	MISSION	TX	78573-5021
514494	BERMUDEZ BALDEMAR	3711 TULIPAN ST	MISSION	TX	78573-5027
573116	ZAMORA SABRINA ANN	3701 N MOOREFIELD RD	MISSION	TX	78574-5105
244929	MANZANARES LUIS ANGEL REYES & GISELA REYES	802 W 31ST ST	MISSION	TX	78574-3587
244928	ONTIVEROS MARTIN FELIPE & GREGORY ALEXANDER ONTIVEROS	437 W SIESTA ST	PHARR	TX	78577-4346
514516	JIMENEZ MARY ESTHER & JOSE D	3336 TULIPAN ST	MISSION	TX	78573-8700
251060	GARCIA LEONEL JR	1805 SALINAS ST	MISSION	TX	78572-7336
251057	BARRIENTOS JOSE A	2100 OLEANDER DR	MISSION	TX	78573-6664
251056	GONZALEZ CONSTANTINO JR & MILAGROS E	2104 OLEANDER DR	MISSION	TX	78573-6664
514517	LOPEZ JONATHAN & PAOLA E	3710 TULIPAN ST	MISSION	TX	78573-5026
545952	RESENDEZ ALEJANDRO	2005 TIFFANY ST	MISSION	TX	78573-3982
545954	CANTU MIGUEL A & EMMA D	2009 TIFFANY ST	MISSION	TX	78573-3982
514519	PENA VIVIANA	3706 TULIPAN ST	MISSION	TX	78573-5026
514523	RUBALCAVA SALVADOR	1128 N BODEN DR	ANAHEIM	CA	92805-1538
514522	ROMERO SOFIA	3700 TULIPAN ST	MISSION	TX	78573-5026
514518	SANCHEZ JESUS & MARGARITA	3708 TULIPAN ST	MISSION	TX	78573-5026
514520	GAMEZ JOSE & MARIA R	2104 W 30TH ST	MISSION	TX	78574-7111
514521	GONZALEZ ARMANDINA	3702 TULIPAN ST	MISSION	TX	78573-5026
545958	RAMIREZ EFRAIN & MARIA DEL ROSARIO RAMIREZ	719 W VAN WEEK ST	EDINBURG	TX	78541-3051
545955	MONTOKA JESUS & NORALVA	7030 LEE CIR W	IRVINGTON	AL	36544-3604
545960	RODRIGUEZ DAVID	2105 TIFFANY DR	MISSION	TX	78573-3981

MAILOUT LIST

545950	SOTELO BRENDA	2001 TIFFANY DR	MISSION	TX	78573-3982
545944	GARZA MAGDALENA	3410 TULIPAN ST	MISSION	TX	78573-8734
545951	AGUILAR FRANCISCO J BRIONES & NORMA G	2003 TIFFANY ST	MISSION	TX	78573-3982
545961	BUENSROSTRO ANDRES RUBEN & MARICARMEN	2107 TIFFANY ST	MISSION	TX	78573-3981
545959	RAMIREZ RUBEN DARIO & IRMA DE ANDA	2103 TIFFANY ST	MISSION	TX	78573-3981
545953	SANTOS ALEJANDRO	1435 VIDA GRANDE ST	ALAMO	TX	78516-2011
545940	PENA ENRIQUE RAFAEL & RITA B	2008 TIFFANY DR	MISSION	TX	78573-3984
545942	GARZA JOSE A & MARIA G	2004 TIFFANY DR	MISSION	TX	78573-3984
545943	PUENTE CARLOS & ELVIA	2002 TIFFANY ST	MISSION	TX	78573-3984
545938	MARTINEZ LOURDES	1307 ANALISA AVE	ALAMO	TX	78516-7222
545936	RUIZ RICARDO JR & CLAUDIA BETH VELA	2100 TIFFANY DR	MISSION	TX	78573-3985
244901	KLEMENT WILL J & JULIA A	1950 TRIPLE PEAK DR	CANYON LAKE	TX	78133-5516
545937	RIZO FIDEL & MARIA ELVA	2014 TIFFANY ST	MISSION	TX	78573-3984
545929	MAGALLAN JOEL	2114 TIFFANY ST	MISSION	TX	78573-3985
545931	CASTRO EDDI MISAEL & LIZETH ESMERALDA	1109 N INSPIRATION BLVD	MISSION	TX	78573-1241
251053	RIVERSIDE VIEW ENTERPRISES LLC	2116 OLEANDER DR	MISSION	TX	78573-6664
514525	GOMEZ DANIEL	3604 TULIPAN ST	MISSION	TX	78573-5024
545930	GUERRA ROGELIO	2112 TIFFANY ST	MISSION	TX	78573-3985
545965	BENAVIDES EDUARDO DANIEL	2115 TIFFANY ST	MISSION	TX	78573-3981
251054	MARTINEZ JUAN CARLOS & ELENA	2112 OLEANDER DR	MISSION	TX	78573-6664
251055	SANCHEZ EDITH	2001 OLEANDER DR	MISSION	TX	78573-6663
545927	MORADO ALEXANDER	2116 TIFFANY ST	MISSION	TX	78573-3985
244926	LUNA JOSE JR & LUZ E	101 E ESPERANZA AVE	MISSION	TX	78574-4065
545939	GARCIA MARTHA & ESTEBAN	2010 TIFFANY ST	MISSION	TX	78573-3984
545966	LOPEZ NORMA A	2117 TIFFANY ST	MISSION	TX	78573-3981
545964	CARDOZA ALFONSO L & MARIA DE JESUS	2113 TIFFANY ST	MISSION	TX	78573-3981
545963	MENDEZ MARIA VALENTINA & ADOLFO JARAMILLO JR	2111 TIFFANY ST	MISSION	TX	78573-3981
545962	QUINTANILLA HECTOR ALEJANDRO	2109 TIFFANY DR	MISSION	TX	78573-3981
545941	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
712475	MARTINEZ ALMA N	3709 N MOOREFIELD RD	MISSION	TX	78574-5105
722679	REYES LAURA A	3705 N MOOREFIELD RD	MISSION	TX	78574-5105
514524	BAEZA JUAN J & LILIANA L	3606 TULIPAN ST	MISSION	TX	78573-5024
251058	TREVINO ISABEL & ROSALINDA & ALEJANDRO	2016 OLEANDER DR	MISSION	TX	78573
251059	LAUGHLIN LIZABETH MARGIE	2012 OLEANDER DR	MISSION	TX	78573-6663
345145	VALDEZ ELDA AIDE	2004 OLEANDER DR	MISSION	TX	78573-6663

MAILOUT LIST

345146	GONZALEZ GRACIELA GUTIERREZ & EPIGMENIO	2000 OLEANDER DR	MISSION	TX	78573
545947	URESTI GUADALUPE H & GUADALUPE	3800 HILL CREST DR	MISSION	TX	78573-8210
545948	URESTI VIVIANO	3800 HILL CREST DR	MISSION	TX	78573-8210
545949	RODRIGUEZ HUMBERTO JR & ORALIA	3708 HILL CREST DR	MISSION	TX	78573-3983
564700	ZAMORA SABRINA ANN	3701 N MOOREFIELD RD	MISSION	TX	78574-5105
731373	AGUILAR RAFAEL & MARIA VIRGINIA	2015 TIFFANY ST	MISSION	TX	78573-3982