



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 Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") for Lot 2, Los Olivos Subdivision, located along the North side of Olivos Court approximately 462 feet North of Trinity Street. Applicant: Francisco & Mariana Garcia - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 26, 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 Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") to allow a replat of the subject property into seven (7) lots for the applicant and their children. The children lots will have lot depths ranging from 100.29 feet to 110.13 feet. Due to not being able to comply with the 120 feet minimum lot depth for Large Lot Single Family District Zoning the applicant requests the rezoning to a higher density single family zoning category. The property is currently vacant.
- A plat amendment was approved by the City Council during the May 12, 2025 meeting to remove a plat note placing restrictions in the number of lots in the subdivision.
- The subject property measures 514.29' by 342.55' for a total lot area of 4.04 acres. The lot has access to Olivos Court, a private street. Olivos Court has a connection to Trinity Street. Los Olivos is a private gated subdivision.
- The surrounding zones are Large Lot Single Family District ("R-1A") to the North and South, Single Family Residential District ("R-1") to the East and Agricultural Open Interim ("AO-I") to the West. East of the ditch are single family subdivisions.
- The existing land uses are: the Mission Catholic Cemetery (San Jose Cemetery) to the West, A vacant tract to the South, The Oak Alley @ Cimarron single family subdivision to the North and the Wilson Drain ditch to the East.
- The Future Land Use Map shows the subject property as Lower Density Residential. Staff feels that the subject property is in transition and finds Single Family Residential district as an acceptable alternative.

- Notices were mailed to 33 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 _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT MAP



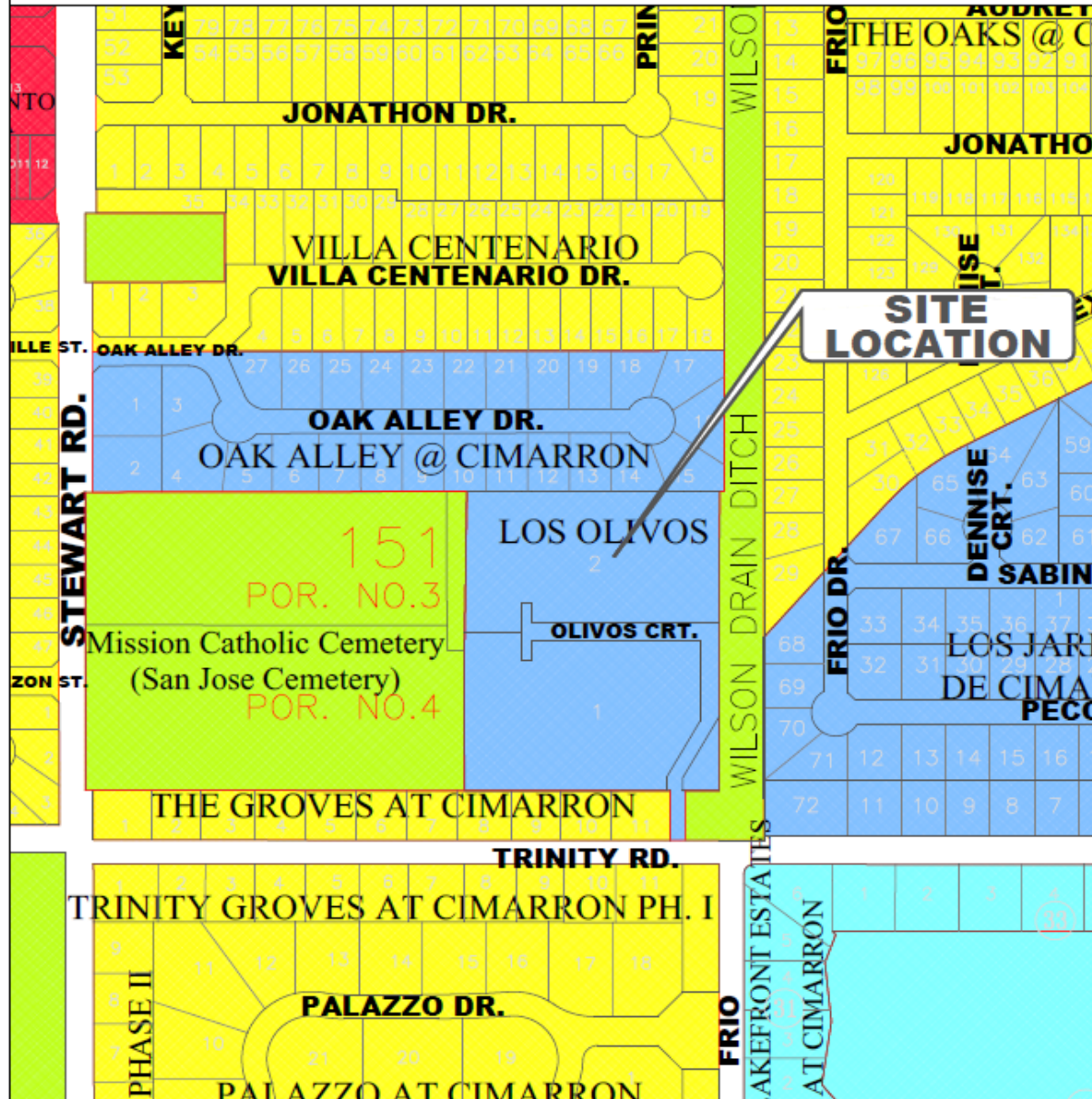
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

ZONING MAP



ZONING LEGEND

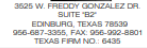
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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



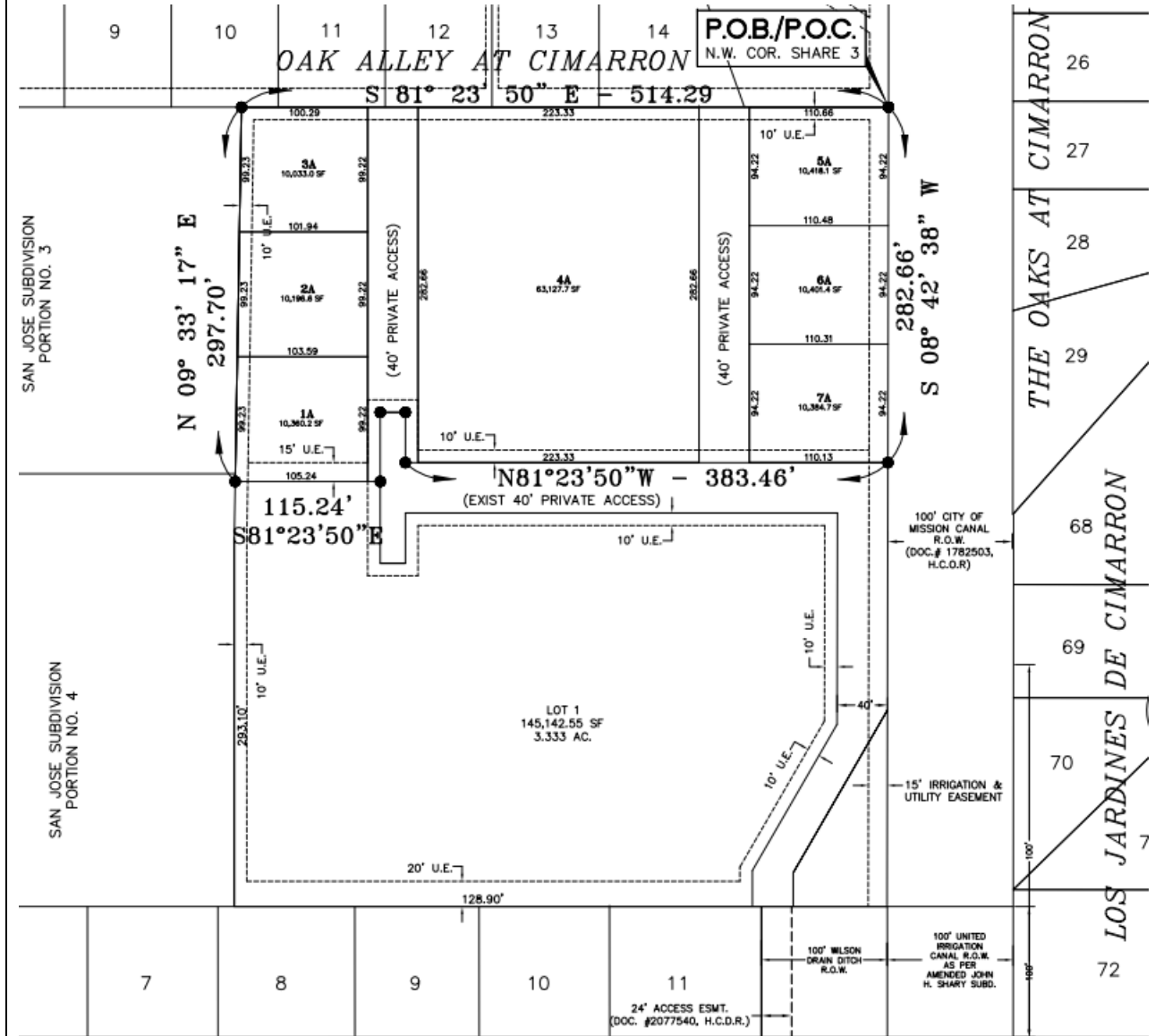
AERIAL



EXISTING SUBDIVISION	
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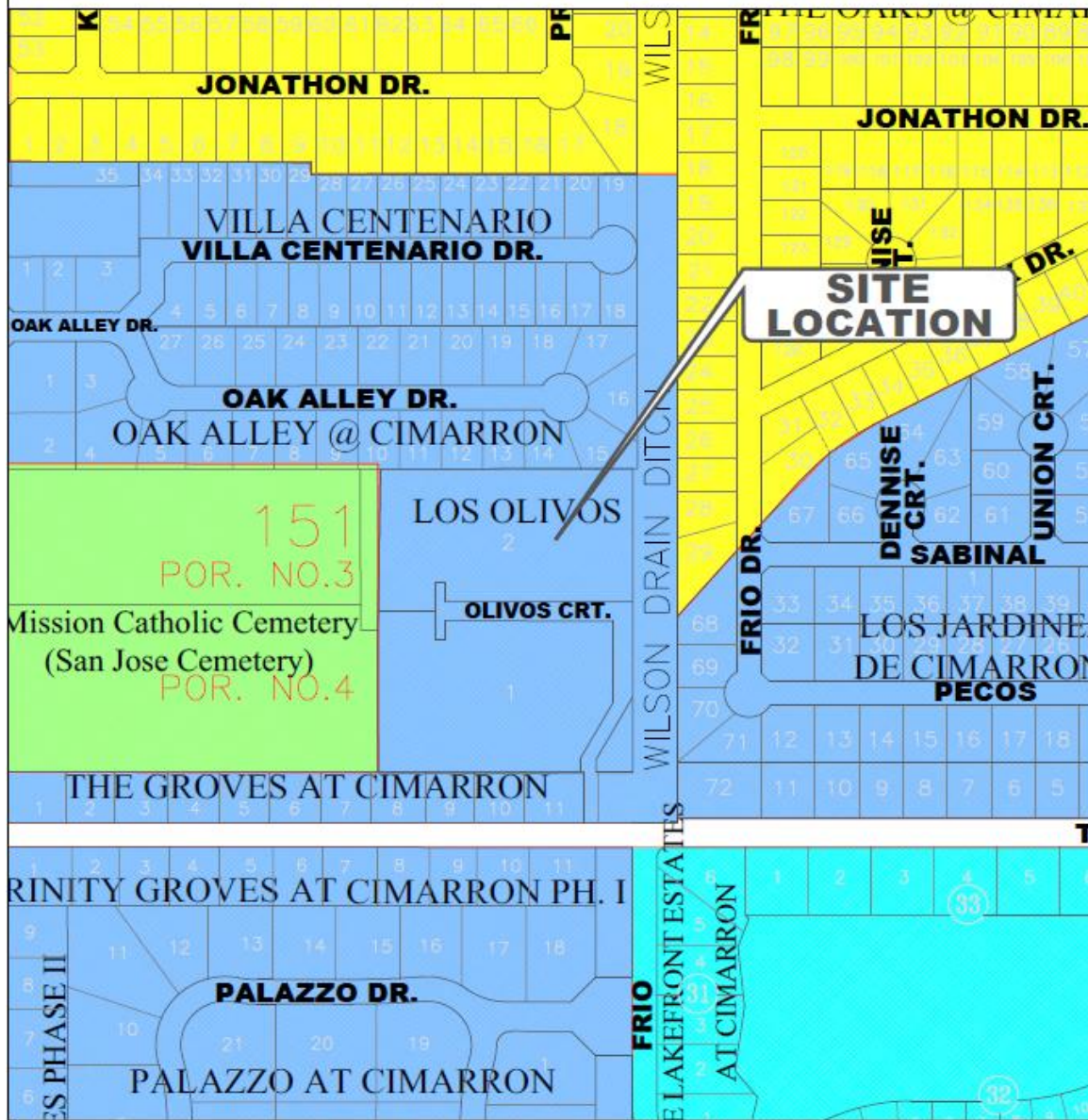


PROPOSED REPLAT



TRINITY

FUTURE LAND USE MAP



FUTURE LAND USE MAP

- LD - Low Density Res.
- LDA - Lower Density Res.
- MD - Moderate Density Res.
- HD - High Density Res.
- ● - Neighborhood Commercial

- GC - General Commercial
- HC - Heavy Commercial
- I - Industrial
- P - Public
- PUD - Planned Unit Development



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
689406	ARGUETA OSCAR H SILLER & ELMA G GONZALEZ VILLANUEVA	1200 FRIO DR	MISSION	TX	78572-2004
689407	BETANCOURT EDDY	1202 FRIO ST	MISSION	TX	78572-2004
689408	BETANCOURT EDDY	805 N WARE RD	MCALLEN	TX	78501-6614
664168	MUNOZ KARINA E	1104 FRIO ST	MISSION	TX	78572-8108
664163	DEL CASTILLO MARIA D & LUIS A	1014 FRIO ST	MISSION	TX	78572-8376
664164	KELLEY RALPH L Jr	1016 FRIO ST	MISSION	TX	78572-8376
664165	AGUILAR ALBERTO C ALCAZAR	1018 FRIO ST	MISSION	TX	78572-8376
664166	RENDON ALONZO PENA	1100 FRIO DR	MISSION	TX	78572-8108
664167	URESTI JOSE	1102 FRIO DR	MISSION	TX	78572-8108
720213	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
815405	MISSION CATHOLIC CEMETERY	900 DOHERTY AVE	MISSION	TX	78572-4130
1184528	RUIZ FRANCISO & MARIA SOLEDAD SOTTIL	2111 SABINAL ST	MISSION	TX	78572-7413
1184529	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184530	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184531	RAMIREZ LILIANA PATRICIA CORRIPIO	CHAIREL NO 514 DEPTO 4B COL LAS FLORES	MEXICO	NULL	NULL
1184533	BAZAN HORACIO JR & VANESSA N MARTINEZ	1708 OAK ALLEY DR	MISSION	TX	78572-7894
1184534	MARQUEZ GUILLERMO D & AIDE O	1710 OAK ALLEY DR	MISSION	TX	78572-7894
1184535	FAZ EMILIA & JOSEPH JR	1712 OAK ALLEY DR	MISSION	TX	78572
1184536	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184537	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184538	RUGAMA FRANCISCO CESAR II & AMANDA JANETTE	1711 OAK ALLEY DRIVE	MISSION	TX	78572
1184539	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184540	BOLADO EDUARDO & EMILIA G SANCHEZ DE BOLADO	1707 OAK ALLEY DR	MISSION	TX	78572-7894
1184541	RODRIGUEZ EFRAIN & ANDREA ELZABETH PEREZ	4224 N MCCOLL RD APT 4302	MCALLEN	TX	78504-4486
1184542	SYGMA HOMES LLC	315 N SHARY RD STE 1017	MISSION	TX	78572-8235
1184543	MANE VENTURE PROPERTIES LLC	5311 N BRUSHLINE RD	MISSION	TX	78574-6155
275051	SAN JOSE CEMETERY	900 DOHERTY AVE	MISSION	TX	78572-4130
1184532	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
1565012	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565011	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565013	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565014	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2214 S 49TH LN	MCALLEN	TX	78503