



MEETING DATE: September 3, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District (“C-3”) to Single-family Residential District (“R-1”), being a 0.148 acre tract of land out of Lot 6, Mission Acres Subdivision, located along the South side of Green Lawn Drive approximately 150 feet East of Washington Avenue. Applicant: Jesus Ivan Perez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 22, 2025 – Application for rezoning submitted for processing.
- August 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.
- September 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- September 23, 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 General Business District (“C-3”) to Single-family Residential District (“R-1”) for the proposed construction of a residential home.
- The tract of land measures 50 feet along Green Lawn Drive and has a depth of 127.76 feet.
- The surrounding zones are Single-family Residential District (R-1) to the north and General Business District (C-3) to the west, east and south.
- The surrounding land uses are residential homes in all directions.
- The subject property is vacant.
- The Future Land Use Map shows the subject property as General Commercial, but the requested rezoning is in line with how the city block is developed with single-family homes.
- Notices were mailed to 24 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

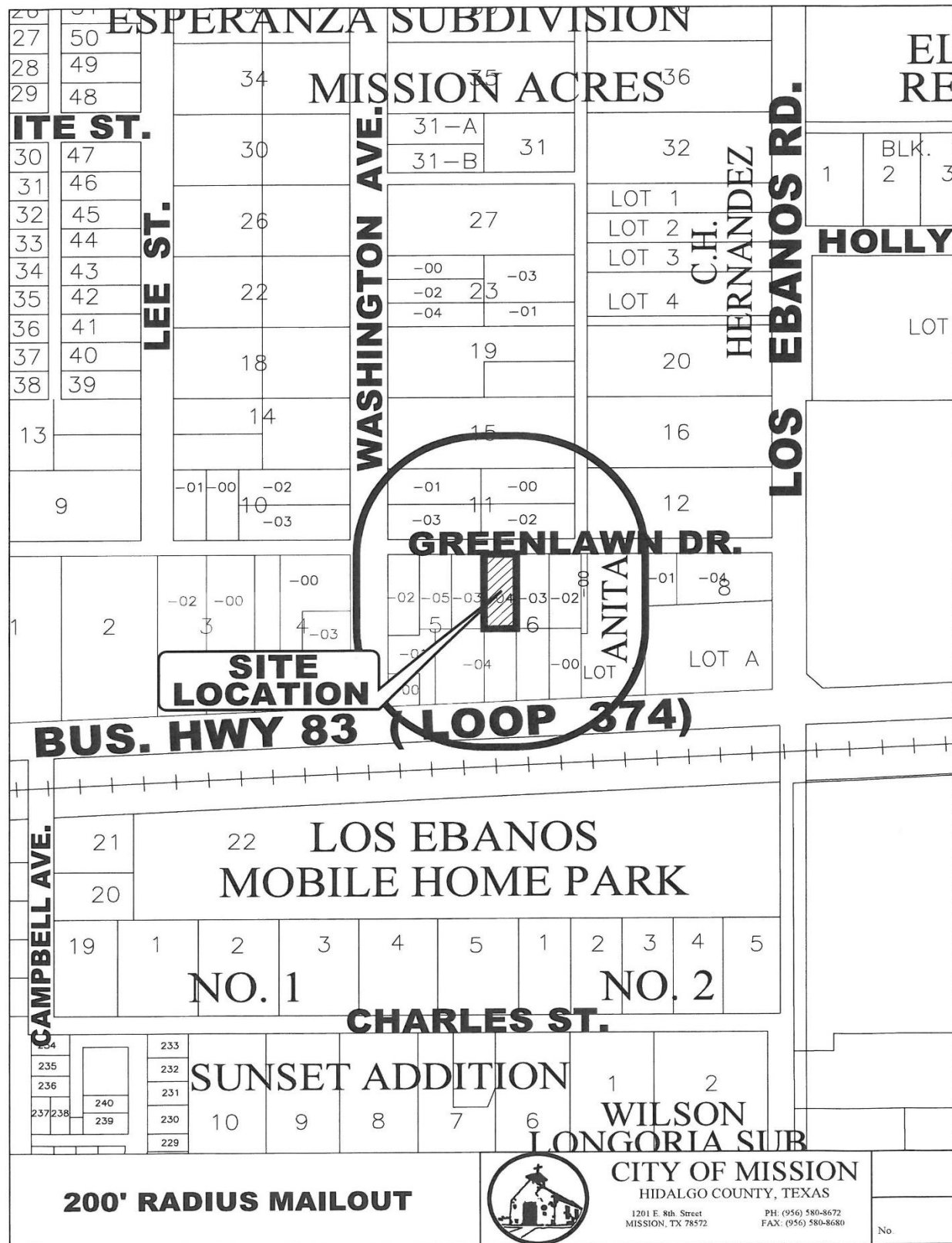
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

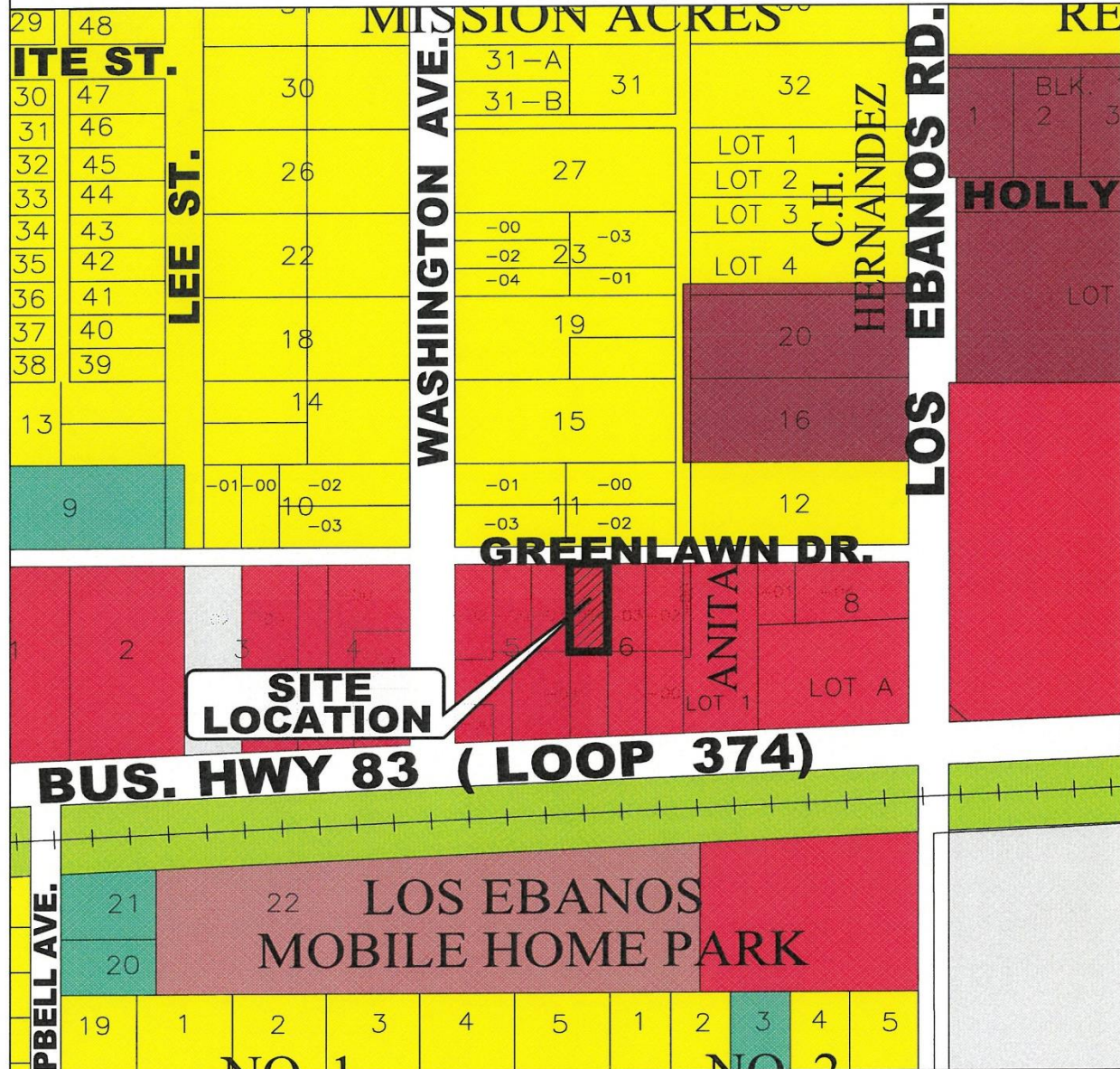
LEGAL NOTICE MAP



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 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



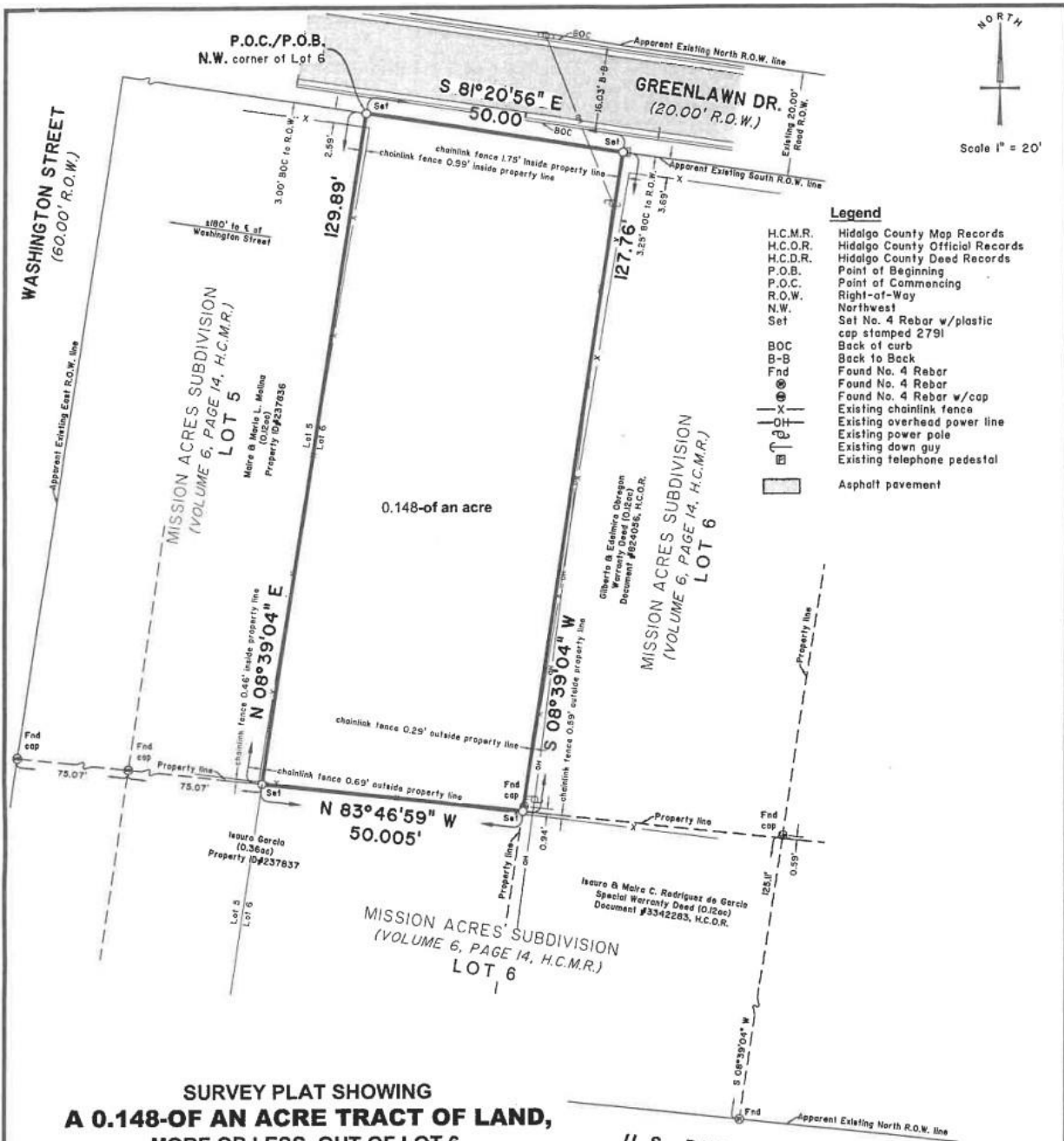
WASHINGTON AVE.

GREEN LAWN DR.

LOCATION SITE

W. BUSINESS HWY 83

PROPERTY SURVEY



Legend

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.W.	Northwest
Set	Set No. 4 Rebar w/plastic cap stamped 2791
BOC	Back of curb
B-B	Back to Back
Fnd	Found No. 4 Rebar
⊙	Found No. 4 Rebar w/cap
⊕	Existing chainlink fence
⊖	Existing overhead power line
⊗	Existing power pole
⊘	Existing down guy
⊙	Existing telephone pedestal
▭	Asphalt pavement

**SURVEY PLAT SHOWING
A 0.148-OF AN ACRE TRACT OF LAND,
MORE OR LESS, OUT OF LOT 6,
MISSION ACRES SUBDIVISION,
HIDALGO COUNTY, TEXAS
VOLUME 6, PAGE 14, H.C.M.R.**
(See Exhibit "A" for Metes and Bounds description)

U.S. BUSINESS 83

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 07/22/2025 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

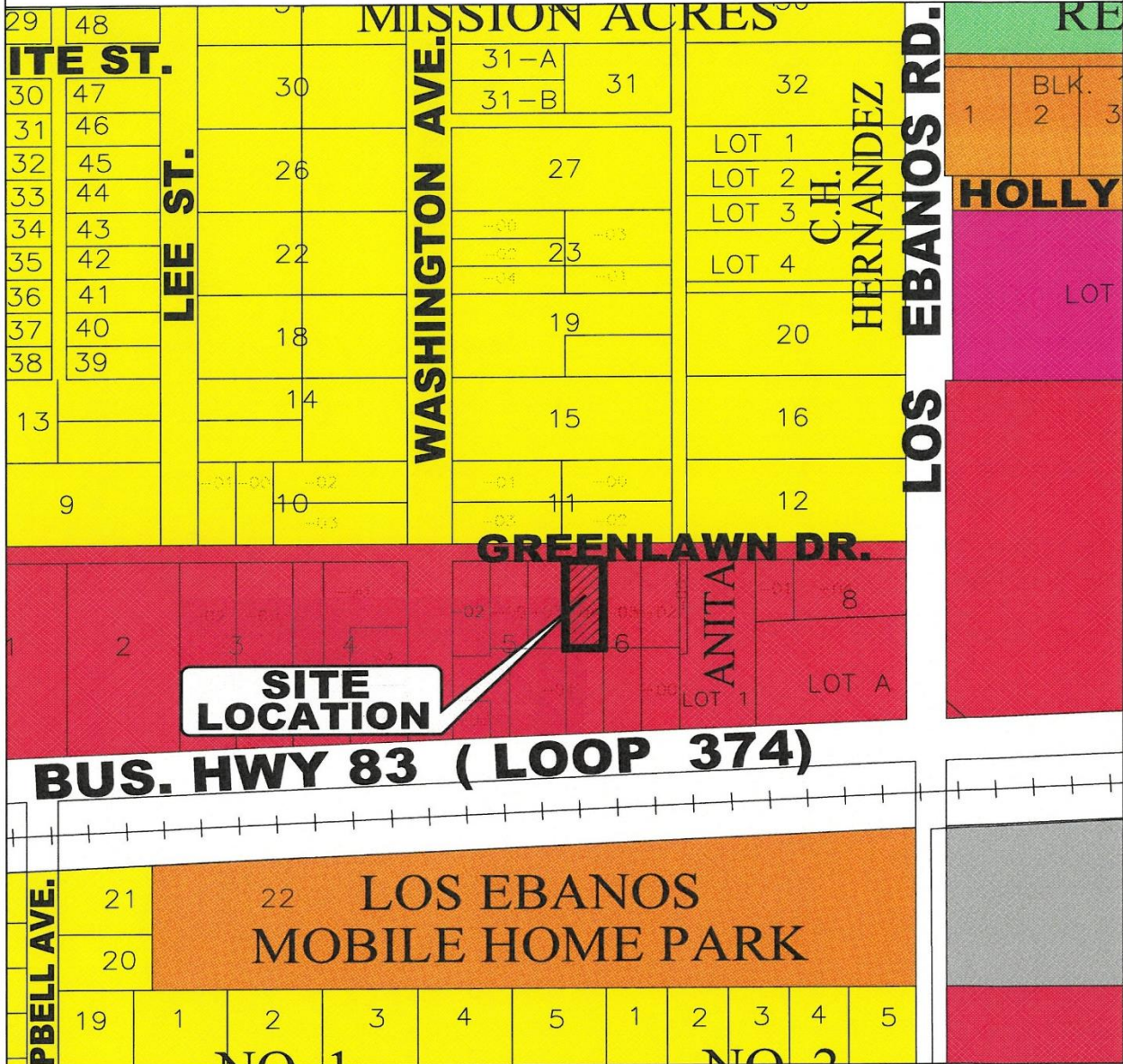


General Notes:
 1. Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
 2. Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.

PHOTO OF THE 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	geoID	name	addrDelive	addrCity	addrState	addrZip
237859	M4900-00-000-0011-03	GARZA MELBA D	902 WASHINGTON AVE	MISSION TX		78572-3422
237857	M4900-00-000-0011-01	FUENTES MARIA HIDILBERTA	904 WASHINGTON AVE	MISSION TX		78572-3422
561938	M4900-00-000-016A-00	RUIZ JESUS F & LAURA A	807 VOLZ LN	MISSION TX		78572-2934
237845	M4900-00-000-0007-01	GARCIA FAUSTINO & ORFELINDA	1801 W PALMA VISTA DR	PALMVIEW TX		78572-1887
457804	A5350-00-000-0001-00	GARCIA FAUSTINO & ORFELINDA	1801 W PALMA VISTA DR	PALMVIEW TX		78572-1887
238062	M4905-00-000-000A-00	AZTECA RGV REAL STATE LLC	1500 W BUS HWY 83 SUITE 100	MISSION TX		78572
237860	M4900-00-000-0012-00	GAVARAS MARY LOUISE	9361 SW 27TH ST	MIAMI FL		33165-3101
237844	M4900-00-000-0007-00	RUIZ REYNALDO	PO BOX 174	SULLIVAN TX		78595-0174
237837	M4900-00-000-0005-04	GARCIA ISAURO	1404 INSPIRATION RD	MISSION TX		78572-7205
237838	M4900-00-000-0005-05	MOLINA BENITO	906 LEE ST	MISSION TX		78572-3414
237835	M4900-00-000-0005-02	DE LEON JESUS	900 WASHINGTON ST APT A	MISSION TX		78572-3451
237833	M4900-00-000-0005-00	AVENDANO CESAR	116 S OAXACA	ALTON TX		78573-0668
237834	M4900-00-000-0005-01	AVENDANO CESAR	116 S OAXACA	ALTON TX		78573-0668
237836	M4900-00-000-0005-03	MOLINA MAIRA & MARIA L	906 LEE ST	MISSION TX		78572-3414
237839	M4900-00-000-0006-00	IBARRA BRENDA	1520 W BUSINESS HIGHWAY 83	MISSION TX		78572
237840	M4900-00-000-0006-01	GARCIA ISAURO & MARIA CRIS RODRIGUEZ DE GARCIA	1404 N INSPIRATION RD	MISSION TX		78572-7205
237841	M4900-00-000-0006-02	BELLISSIMO ENTERPRISES LLC	615 W 27TH ST	MISSION TX		78574-7787
237842	M4900-00-000-0006-03	DE LEON JESS ALLON & TERESA	1527 GREENLAWN DR	MISSION TX		78572-3479
237843	M4900-00-000-0006-04	PEREZ JESUS IVAN DAVILA & SAN JUANA VALDEZ VELAZQUEZ	703 LOS EBANOS RD TRLR 28	MISSION TX		78572-4818
237858	M4900-00-000-0011-02	MORALES WILLIE & LIZZETTE RUBY	1009 S ABRAM RD	PALMVIEW TX		78572
237856	M4900-00-000-0011-00	GARCIA MAURILIO	906 TRUMAN ST	MISSION TX		78572-3444
237867	M4900-00-000-0015-02	GARCIA ISRAEL	907 TRUMAN ST	MISSION TX		78572-3446
237866	M4900-00-000-0015-01	TOBIAS ERICA DARLENE	910 WASHINGTON ST	MISSION TX		78572-3422
237869	M4900-00-000-0015-06	TOBIAS ERICA DARLENE	910 WASHINGTON ST	MISSION TX		78572-3422