



MEETING DATE: February 18, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Multi-family Residential District ("R-3"), being Lot 12, Las Cumbres Terrace Subdivision, located at 801 Mountain Road. Applicant, Emigdio Salinas - M2 Engineering, PLLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 20, 2026 – Application for rezoning submitted for processing.
- February 6, 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.
- February 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- March 10, 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 Duplex-Fourplex Residential District ("R-2") to Multi-family Residential District ("R-3") to develop a 6-unit apartment complex at the site.
- The lot of record is located at the Southwest corner of N. Trosper and Mountain Roads.
- The property measures 110 feet along N. Trosper Road and measures 105 feet along Mountain Road and it has an area of 0.396 acres or 17,238 square feet.
- The Las Cumbres Terrace Subdivision is a gated recorded subdivision designed to have a four-plex apartment complex in each lot. The property was zoned R-2 on August 26, 2024.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North and West, Agricultural Open Interim (A-OI) and Duplex-Fourplex Residential (R-2) to the East and Single-family Residential (R-1) to the South.
- The surrounding land uses are single-family homes to the East, North and South. The land uses to the West are vacant properties.
- The subject property is vacant.
- 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, but staff feels that the area is in transition to multi-family residential uses.
- Notices were mailed to 20 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

SCOBAR / RIOS
MENTARY SCHOOL

THOMPSON RD.

GILBERTO GUT

29-4

5 4 3 2 1
LAS CUMBRES

MOUNTAIN RD.

TROSPER RD.

1 OJEDA
2 SUBD.

6 7 8 9 10 11 12
TROSPER FAIR HTS.
RAMIREZ ST.

**SITE
LOCATION**

GODINA

W. 2 MILE RD.

SPEEDY TRAI

W. SANDSTON

200' RADIUS MAILOUT



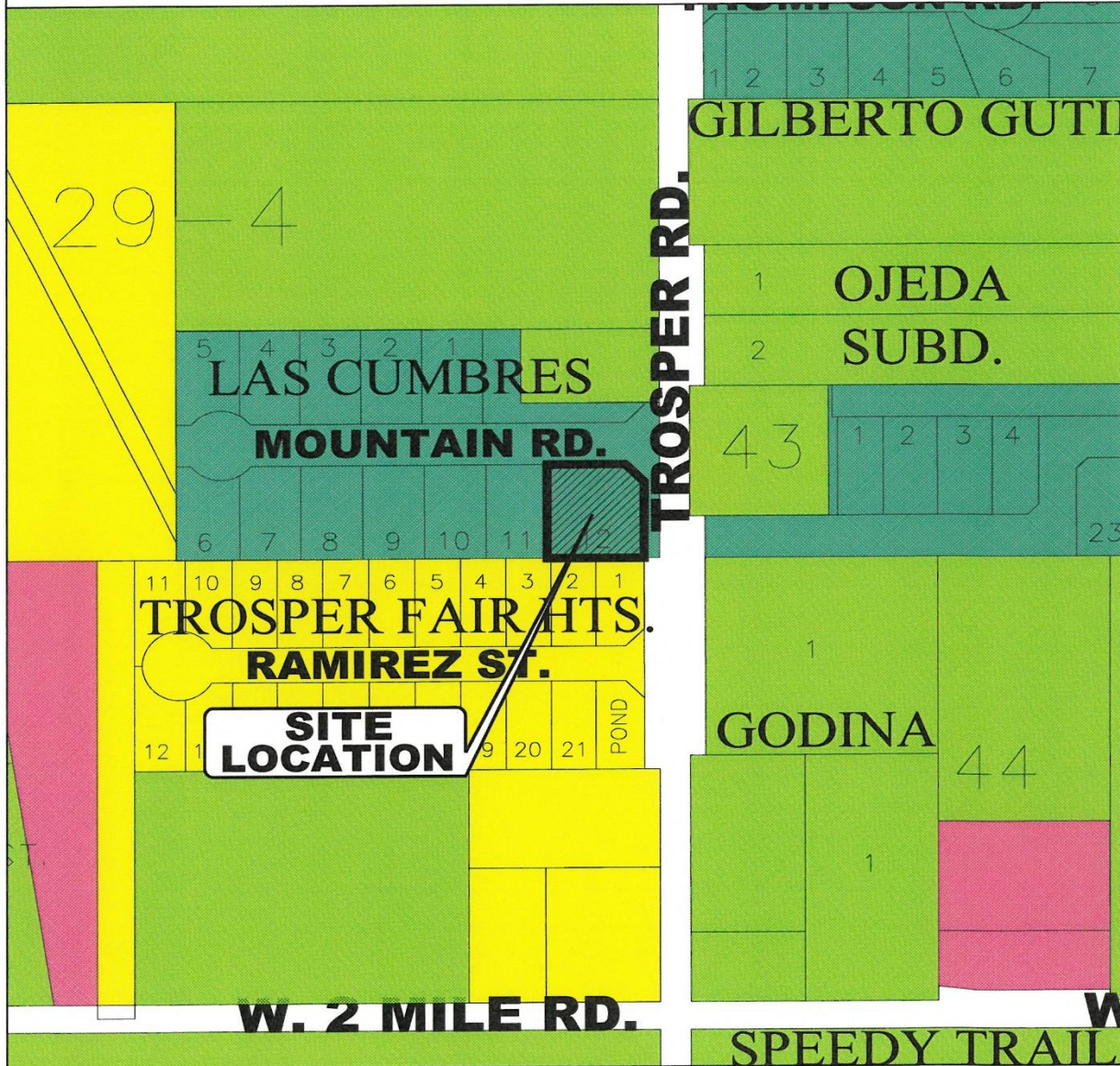
CITY OF MISSION
HIDALGO COUNTY, TEXAS

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



MOUNTAIN RD.

N. TROSPER RD.

LOCATION SITE

PHOTO OF THE PROPERTY FROM N. TROSPER ROAD



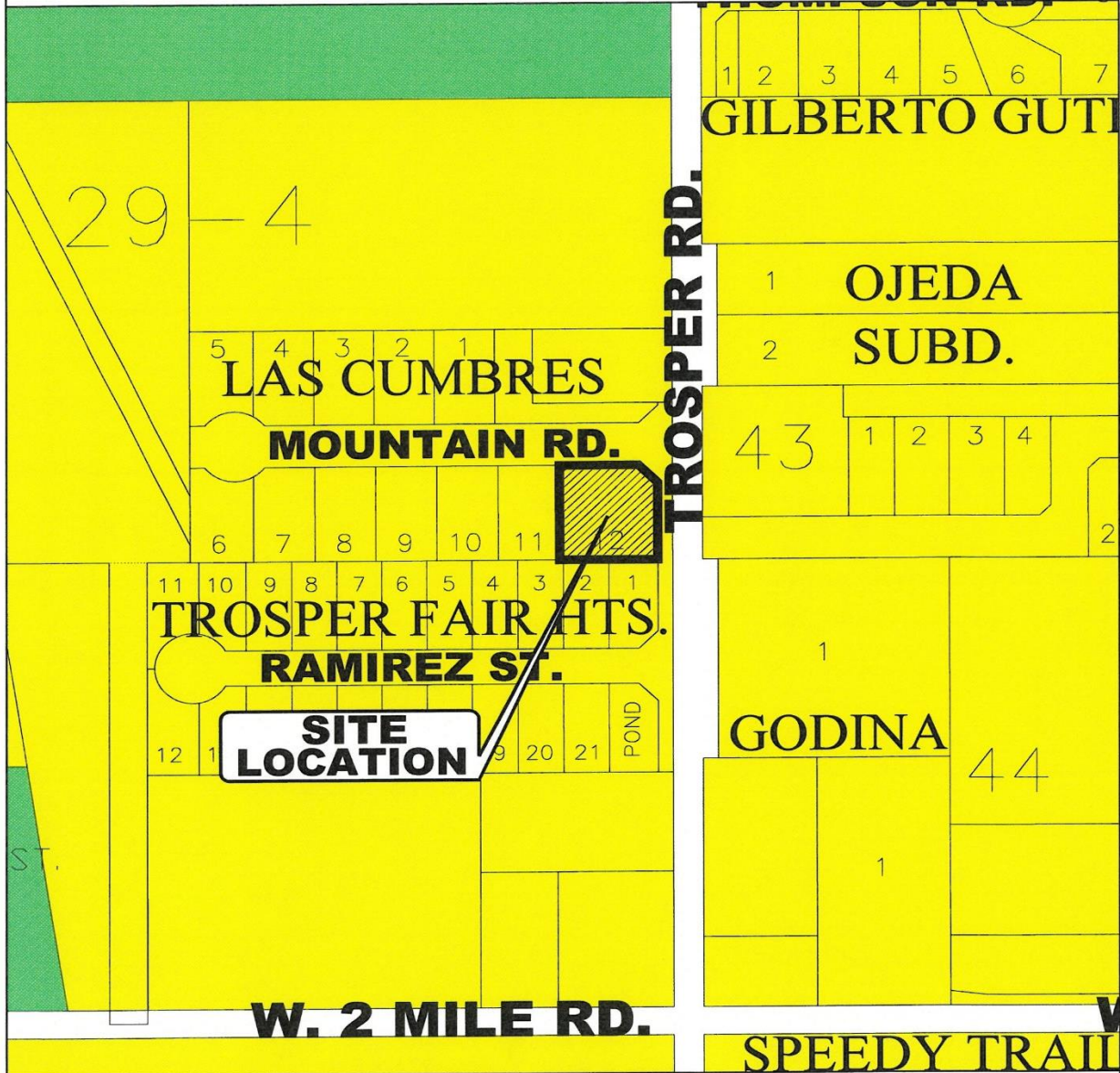
PHOTO OF THE PROPERTY FROM MOUNTAIN ROAD



PHOTO OF THE SUBDIVISION'S ENTRANCE GATE



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
674224	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495
513180	TOBIAS FERNANDO GABRIEL & LAURA DIANA	513 RAMIREZ LN	MISSION	TX	78573-8708
317249	GOMEZ LUIS MARCOS	3421 N TROSPER RD	MISSION	TX	78573-1381
518929	SANCHEZ PEDRO PADRON	3413 N TROSPER RD	MISSION	TX	78573
317251	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
123528	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381
1470687	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470688	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470689	BORA CONSTRUCTION LLC	2210 WAGNER LN	MISSION	TX	78572-1983
1470668	HORIZON SKY DEVELOPMENT LLC	1712 E GRIFFIN PKWY	MISSION	TX	78572-3104
1470669	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470670	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470671	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470672	BARRERA BRITTANY JANID	4205 WALNUT AVE	MCALLEN	TX	78501
1470673	GARCIA LUIS ALONSO JR & GIOVANNA CRISTELL SOLIS	808 RAMIREZ LN	MISSION	TX	78573
1470674	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
502540	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381
351749	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351737	MEZA HOMES INC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351738	MEZA HOMES INC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351750	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351745	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351746	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351747	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351748	M2 EXPRESS LLC	1810 E GRIFFIN PKWY	MISSION	TX	78572