



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 Single-Family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”), being Lot 1, Laguna Oaks Subdivision Phase 1, located at the Southeast corner of Mile One South and S. Inspiration Roads. Applicant, Jorge De Zenea - AEC Engineering - 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 Single-family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”) to build a commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Southeast corner of Mile One South Road and S. Inspiration Road and measures 150.25 feet along Mile One South Road and 192.63 feet along S. Inspiration Road for a total net area of 0.939 acres.
- The surrounding zones are Multi-family Residential District (R-3) to the North, Single-family Residential District to the East, Planned Unit Development District (PUD) to the South and Agricultural Open Interim (AO-I) to the West.
- The property is vacant. The surrounding land uses include the Vida Que Canta apartment complex to the North, Single-family homes to the East and South and vacant to the West. To the Northwest is a Dollar General store.
- The Future Land Use Map shows the property designated as Planned Unit Development.
- The requested rezoning is in line with the comprehensive plan designation and staff feels that Neighborhood Commercial zoning will complement the area. There are hundreds of dwelling units in all directions.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff has not received any phone calls from the notice.

STAFF RECOMMENDATION:

Staff recommends approval to C-2 zoning.

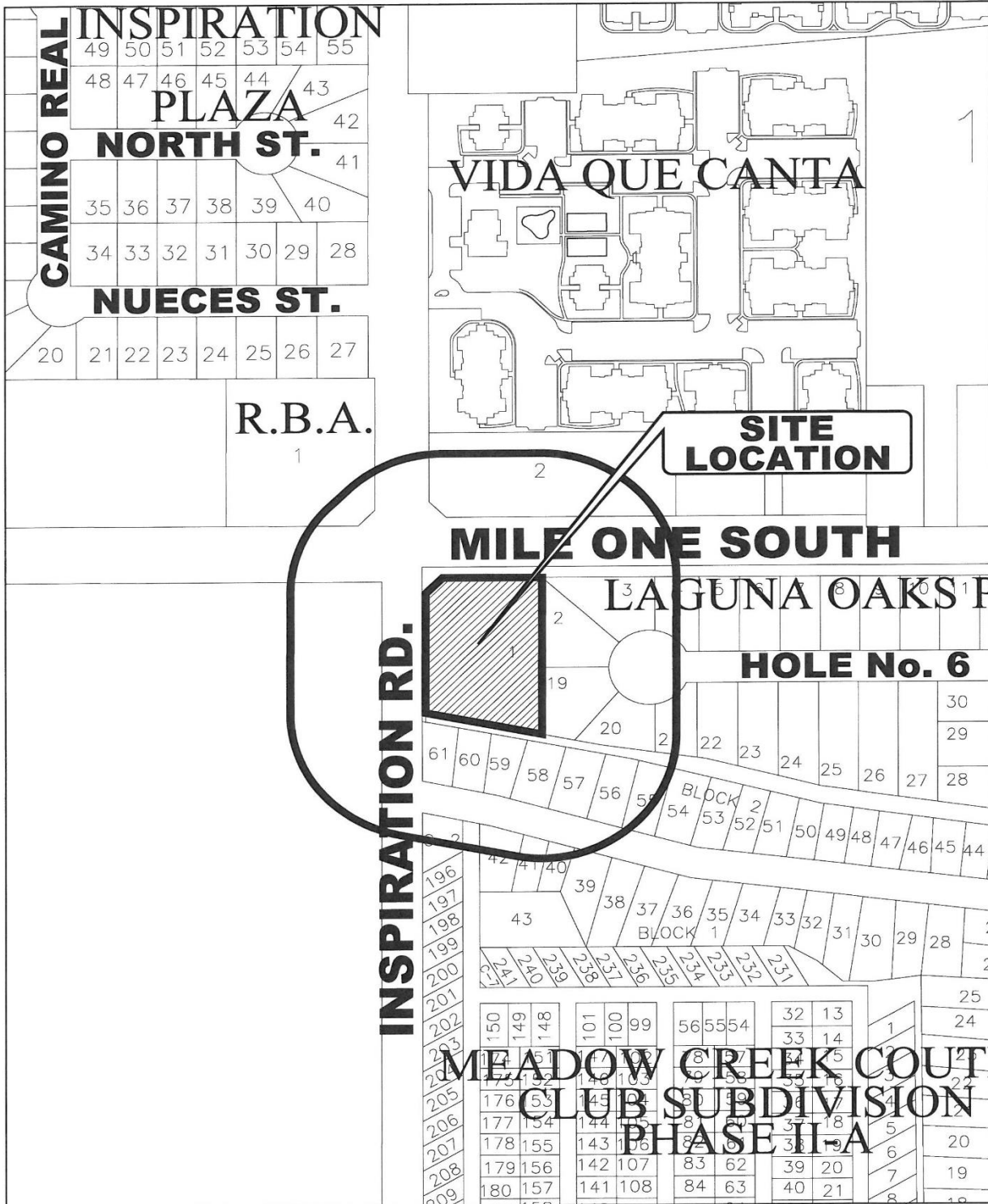
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



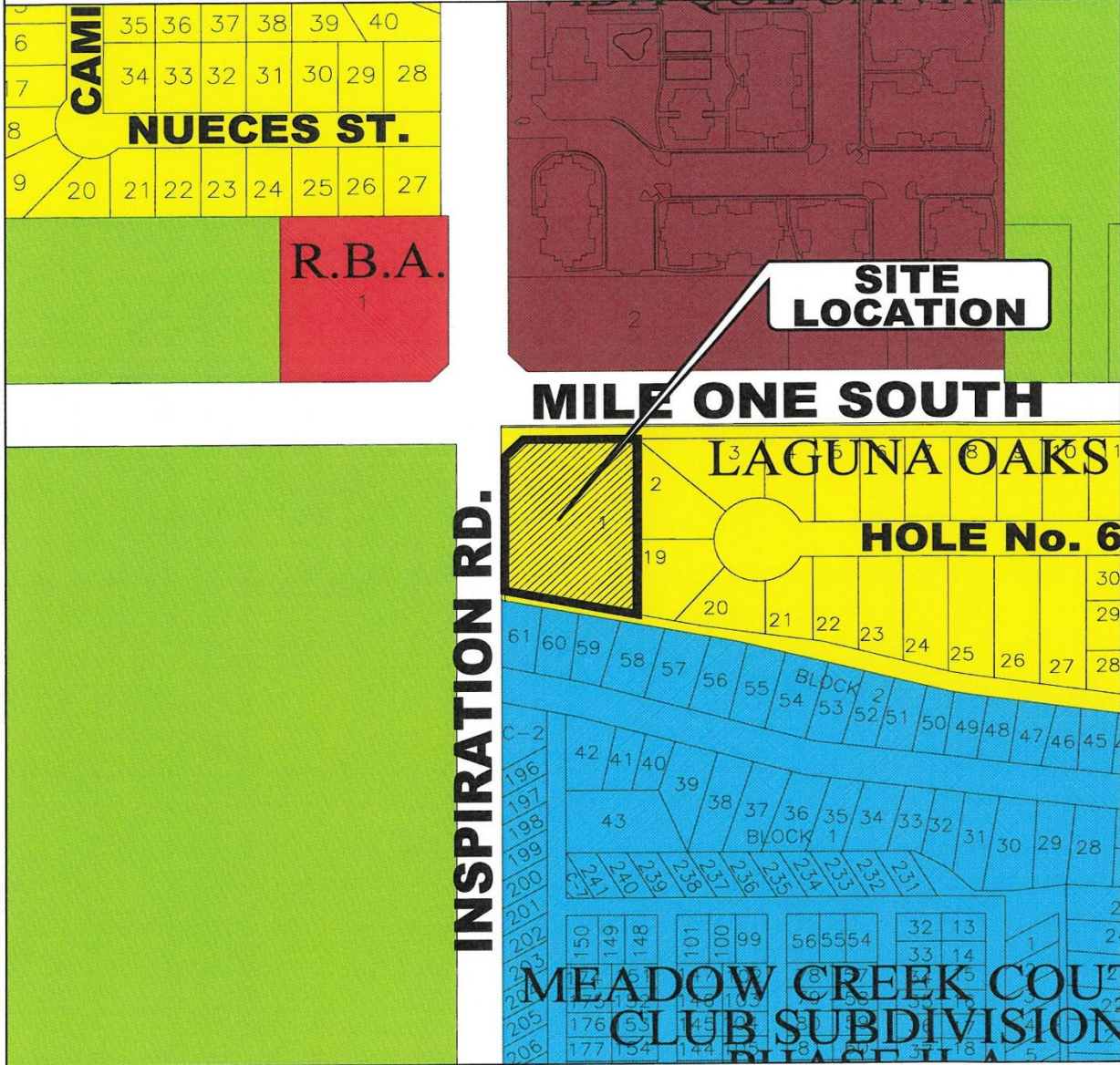
CITY OF MISSION
HIDALGO COUNTY, TEXAS

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
	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



MILE 1 SOUTH RD.

S. INSPIRATION RD.

LOCATION SITE

PROPERTY SURVEY



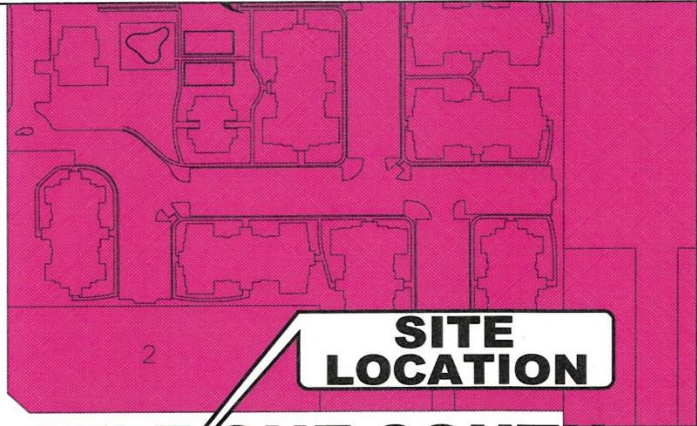
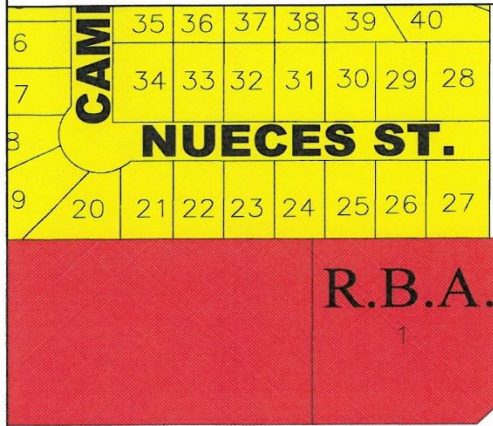
PHOTO OF THE PROPERTY FROM ONE MILE SOUTH ROAD



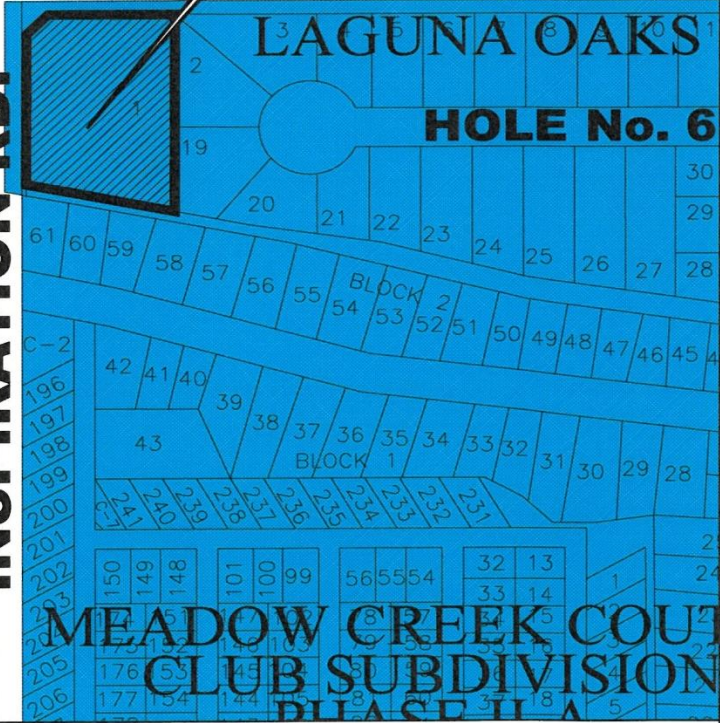
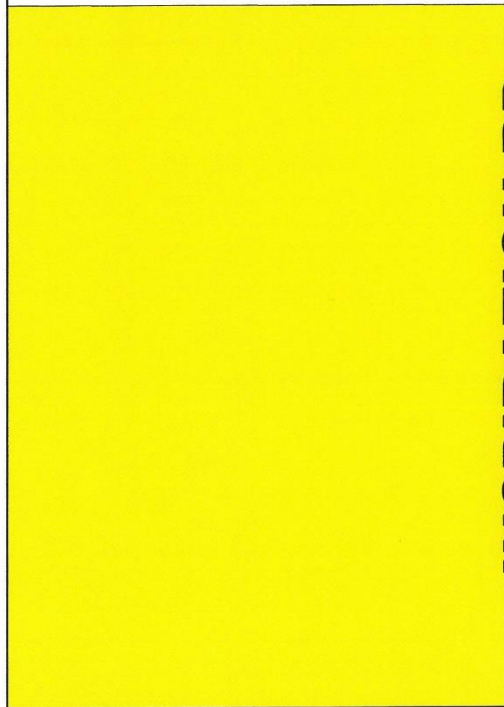
PHOTO OF THE PROPERTY FROM S. INSPIRATION ROAD



FUTURE LAND USE MAP



MILE ONE SOUTH



INSPIRATION RD.

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 |

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT

OFFICE BUILDING DISTRICT (“C-1”)

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
732933	M3175-2A-000-0000-02	GRAND REAL ESTATE GROUP LLC	3100 N 40TH ST	MCALLEN	TX	78501-3021
232850	M3175-2A-001-0039-00	GOUDGE ALFRED D & SANDRA R	17015 RIVER RD	NORTHBRANCH	MN	55056
232851	M3175-2A-001-0040-00	MARTINEZ GREGOREY	605 LAKE VIEW DR	MISSION	TX	78572-7755
232913	M3175-2A-002-0058-00	HERNANDEZ RUBEN & JUANITA	606 LAKE VIEW DR	MISSION	TX	78572-7754
232914	M3175-2A-002-0059-00	GARZA OMAR	604 LAKEVIEW DR	MISSION	TX	78572-7754
232853	M3175-2A-001-0042-00	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR.	MISSION	TX	78572-8588
232915	M3175-2A-002-0060-00	MORGAN THOMAS O	602 LAKE VIEW DRIVE	MISSION	TX	78572-7754
232911	M3175-2A-002-0056-00	SOUL VALLEY LLC	305 N MOCKINGBIRD AVE	MISSION	TX	78572-4731
232916	M3175-2A-002-0061-00	LOPEZ CRISTINA	600 LAKE VIEW DR	MISSION	TX	78572-7754
232912	M3175-2A-002-0057-00	HERNANDEZ RUTH & KEVIN ROJAS	608 LAKE VIEW DR	MISSION	TX	78572
232852	M3175-2A-001-0041-00	DREYER GERRY S	603 LAKE VIEW DR	MISSION	TX	78572-7755
710765	V3419-00-000-0002-00	VIDA QUE CANTA APARTMENTS LP	C/O: VESTA MANAGEMENT TX, LLC	WEATOGUE	CT	06089-7902
101520	10052-00-000-0004-01	SOUTH TEXAS FARMS INC	PO BOX 2814	MCALLEN	TX	78502-2814
582744	M3175-2A-002-0054-01	JORGENSON DENNIS & LOIS	612 LAKE VIEW DR	MISSION	TX	78572-7754
232855	M3175-2A-001-00C4-00	SEVEN OAKS RESORT LLC	801 SOUTH INSPIRATION RD	MISSION	TX	78572
846704	R1365-00-000-0001-00	ARC DG MSN TX 001 LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
1560950	L2223-01-00A-0004-00	WELLINGTON CAPITAL INVESTMENTS LLC	810 S TAYLOR RD	MISSION	TX	78572
1560949	L2223-01-00A-0003-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560948	L2223-01-00A-0002-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560965	L2223-01-00A-0019-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560966	L2223-01-00A-0020-00	ARECHAR ADELA & ANA ISABEL SALINAS	1714 W HAYES AVE	ALTON	TX	78573-1572
1560967	L2223-01-00A-0021-00	WELLINGTON CAPITAL INVESTMENTS LLC	810 S TAYLOR RD	MISSION	TX	78572
1560947	L2223-01-00A-0001-00	DEL ANGEL EDGAR OMAR DEL ANGEL & SYLVIA DOLORES RODRIGUEZ TREVINO	1102 RIO BALSAS	MISSION	TX	78572