



**MEETING DATE:** April 2, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** To Consider a Rezoning request from Single Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance # \_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

**Project Timeline:**

- March 13, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- April 2, 2025 – Public hearing and consideration of the rezoning request by the Planning and Zoning Commission
- April 14, 2025 – Public hearing and consideration of the rezoning ordinance by City Council

**Summary:**

- The applicant is requesting to rezone the subject property from Single Family Residential District ("R-1") to Duplex-fourplex District ("R-2") to allow a fourplex multifamily residential development **(ATTACHMENT I)**.
- The subject property measures 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There is a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot is 8,200 square feet. The subject property exceeds the minimum lot size by 9,800 square feet. **(ATTACHMENT II)**.
- The surrounding zones consist of Single-family Residential District ("R-1") to the North, East and South and Duplex-Fourplex Residential District ("R-2") to the West **(ATTACHMENT III)**.
- The surrounding land uses consist of single-family residential homes in all directions **(ATTACHMENT IV)**.
- The future land use map designates this property as Low Density Residential **(ATTACHMENT V)**. The requested rezoning is in line with the adopted comprehensive plan
- Staff mailed out (30) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.



**STAFF RECOMMENDATION**

Approval

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING		_____



ATTACHMENT I - LEGAL NOTICE MAP

**ALAMITOS**  
7th ST.

**COLONIA GARCIA**  
GARCIA AVE.

**GONZALEZ SUBD.**  
WASHINGTON

**MERCADO SUB.**  
1

**BROWNING SUBD.**

**FINCHER ST.**

**BLAKE ST.**

**HUNTER ST.**

**BARNES ST.**

**MISSION ACRES**  
NERIDA

**GAINES SUBD.**  
LEE ST.

**WASHINGTON AVE.**

**BARNES**  
63 1 2

**TRUMAN AVE.**

**MISSION ACRES**  
ROSE ACRES LOT 3-A

**ESPERANZA SUBDIVISION**  
WHITE ST.

**MISSION ACRES**  
31-A 31-B 31

**EL DIVINO REDENTOR**

**HOLLYFIELD DR**

**LOT 1**


**EBANOS RD.**

**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-6672  
FAX: (956) 580-6680

**SITE LOCATION**



# ATTACHMENT II - SURVEY



**PEÑA ENGINEERING**  
FIRM #0087200 • 1001 WHITEWING • P.O. BOX 4320  
(804) 882-8812 • MALLIN, TEXAS 78502 • FAX (804) 831-PEÑA

**LEGEND**  
F1 - FOUND 1/2" DIAMETER IRON ROD  
F2 - FOUND 3/4" DIAMETER IRON PIPE  
B/C - BACK OF CONCRETE CURB & GUTTER  
R.O.W. - RIGHT OF WAY  
C-C - 6" CEDAR FENCE  
H-H - 4" HOODLINE FENCE  
M-M - 4" CHAINLINK FENCE  
W - WATER METER  
C - CABLE PEDESTAL

SCALE: 1"=30'  
CAD: MISSIONACRES-63MD  
JOB#: 87515

NOTE:  
SURVEY PREPARED WITHOUT THE BENEFIT  
OF A TITLE COMMITMENT WHICH MAY SHOW  
EASEMENTS OF RECORD THAT MAY AFFECT  
THIS PROPERTY

BASE OF BEARING IS THE WEST LINE  
OF LOTS 83 & 87, MISSION ACRES,  
V. 8 P. 14 MAP RECORDS

LOT 87, V. 8 P. 14 M.R.  
(MAP-S 81°-50'E)  
S 81°-54'-35"E

LOT 83, V. 8 P. 14 M.R.  
(MAP-S 81°-50'E)  
S 81°-54'-35"E

WASHINGTON AVE. V. 8 P. 14 M.R.  
N 8°-10'E  
EAST R.O.W.

BARNES ST. V. 8 P. 14 M.R.  
N 81°-54'-35"W  
(MAP-S 81°-50'E)

LOT 1, BLOCK 1, BARNES SUBD V. 25 P. 123A M.R.  
S 8°-10'W  
WEST R.O.W.

0.41 AC.

FRAME GARAGE ON CONC. SLAB  
CONC. SLAB  
CARPORT  
WOOD PORCH  
WOOD RAMP  
4" CONC. WALK  
ASPHALT DRIVE

W.C. LOT 87  
W.C. LOT 83  
W.C. LOT 83

BUYER'S NAME: LAMAR CONSTRUCTION

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480345 0005 C  
MAP REVISED: NOV. 20, 1991

☐ Zone "A" - This is to certify that this property is in a flood prone area.  
☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.  
☒ Zone "X" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2025 PEÑA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 1004 WASHINGTON AVE. MISSION, TX 78572

LEGAL DESCRIPTION: WEST HALF OF LOT 83, MISSION ACRES, HIDALGO COUNTY, TEXAS.

ACCORDING TO THE MAP RECORDED IN VOLUME 8 PAGE 14  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

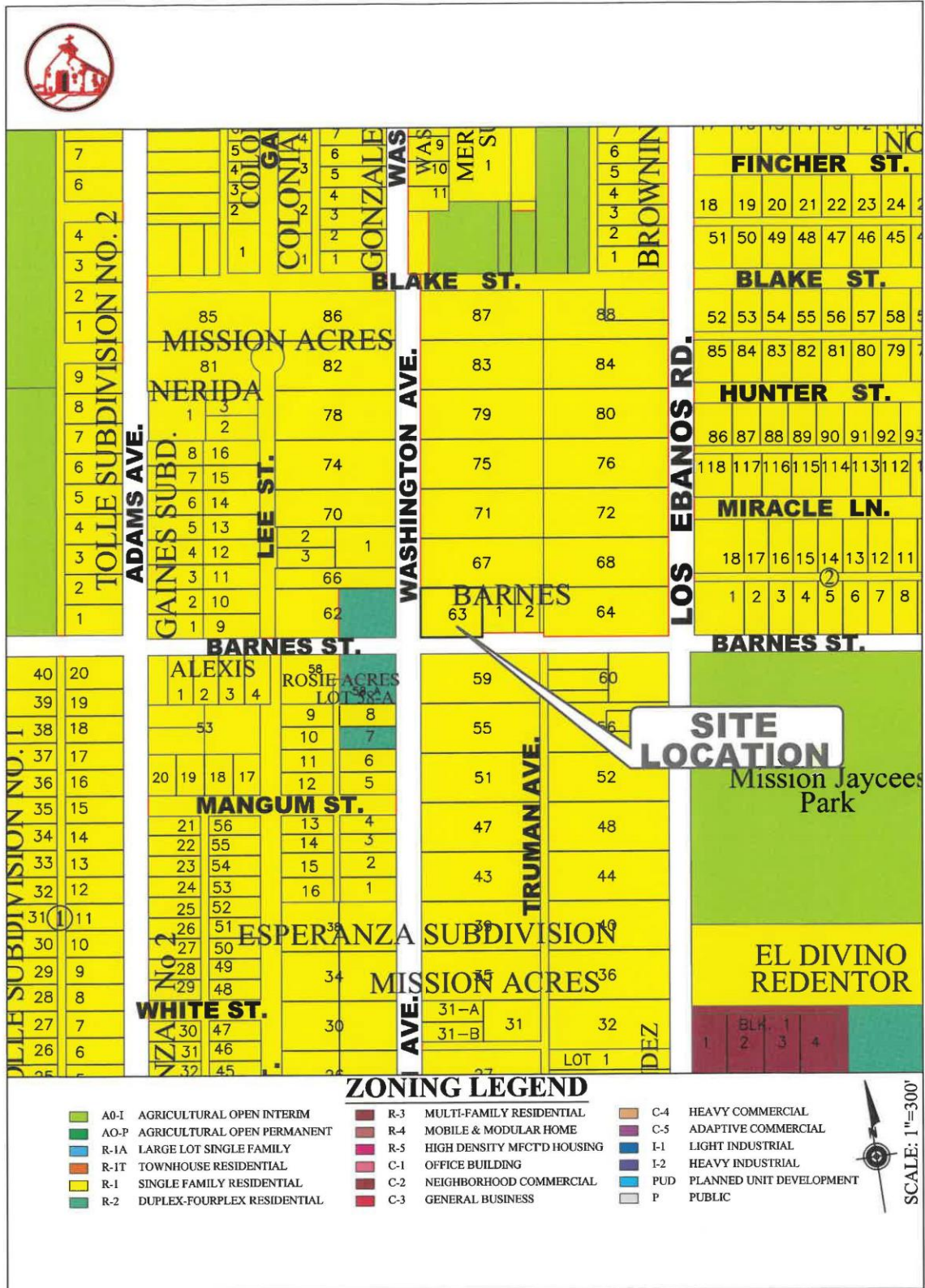
*Pablo Peña*  
PABLO PEÑA  
REG. PROFESSIONAL LAND SURVEYOR No. 5242

3/18/2025  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO  
PABLO PEÑA  
5242  
PROFESSIONAL  
LAND SURVEYOR



# ATTACHMENT III - ZONING MAP



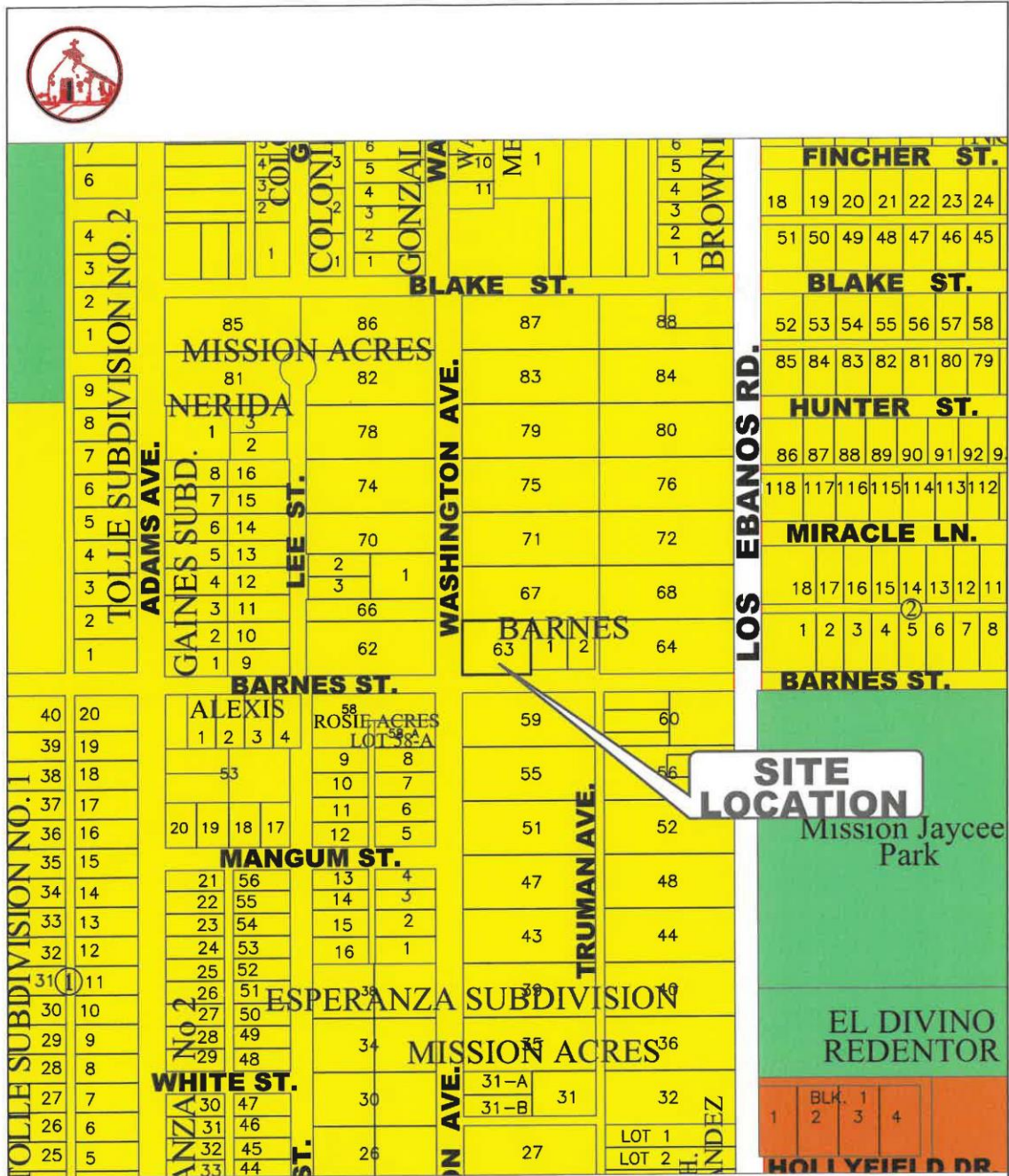


## ATTACHMENT IV - AERIAL





# ATTACHMENT V - 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





**SITE PHOTO FROM WASHINGTON AVENUE**





**SITE PHOTO FROM BARNES STREET**





## MAIL OUT LIST

(237960)  
GARZA CONSUELO M &  
JOSE F GARZA ETAL  
611 N SAINT MARIE ST  
MISSION TX US 78572-5655

(237954)  
RIOS RAUL  
1007 WASHINGTON ST  
MISSION TX US 78572-3423

(20830548)  
CARDOZA NOEMI LERMA  
1001 WASHINGTON ST  
MISSION TX US 78572-3423

(171093)  
GAMEZ GERARDO & LAURA  
993 WASHINGTON ST  
MISSION TX US 78572-3434

(237957)  
GARCIA CONRADO & MARIA D S  
1014 WASHINGTON ST  
MISSION TX US 78572-3424

(122295)  
GARCIA NORMA O  
1513 BARNES ST  
MISSION TX US 78572-3405

(237968)  
GARCIA RENE & SYLVIA  
1022 WASHINGTON AVE  
MISSION TX US 78572-3424

(237942)  
PALOMARES MARIA NATALIA  
GUTIERREZ C/O JORGE LUIS  
PALOMARES ET AL  
998 WASHINGTON AVE  
MISSION TX US 78572-3422

(237944)  
OLIVARES EDUARDO  
1508 BARNES ST  
MISSION TX US 78572-3406

(237932)  
CERVANTES SANTIAGO  
415 CAVAZOS ST  
EDINBURG TX US 78539-9609

(537262)  
MARIN LAURA MANCERA  
1015 WASHINGTON ST  
MISSION TX US 78572

(237947)  
MARRUFO YOLANDA LERMA  
1001 WASHINGTON ST  
MISSION TX US 78572-3423

(237940)  
GARZA BRIAN ANTONIO  
1604 BARNES ST  
MISSION TX US 78572-3408

(237967)  
GARCIA EVA PENA  
JORGE L & YOLANDA SANCHEZ  
1022 WASHINGTON ST  
MISSION TX US 78572-3424

(237956)  
ALVAREZ ROBERTO J  
1010 WASHINGTON ST  
MISSION TX US 78572-3424

(122296)  
KARR MARIA PENA  
9950 5 ST  
HOUSTON TX US 77064-6200

(237953)  
RODRIGUEZ ENRIQUE R  
6012 RIO GRANDE CARE RD  
EDINBURG TX US 78541-6660

(237943)  
VASQUEZ SALLY A & ROLANDO  
PO BOX 768  
SULLIVAN CITY TX US 78595-0768

(237946)  
BALLEZA HUGO & BELINDA  
994 TRUMAN ST  
MISSION TX US 78572-3444

(237933)  
BALLEZA JOSE A & OFELIA  
989 TRUMAN ST  
MISSION TX US 78572-3446

(237955)  
CARDENAS BALTAZAR  
1014 LEE ST  
MISSION TX US 78572-3430

(237948)  
SALINAS HERACLIO  
1609 BARNES ST  
MISSION TX US 78572-3407

(533961)  
PENA RODRIGO H & KARINA  
1512 ELM DR  
MISSION TX US 78572-4507

(237968)  
GARCIA RENE & SYLVIA  
1022 WASHINGTON AVE  
MISSION TX US 78572-3424

(237949)  
BARRERA HECTOR JAVIER &  
MARIA DEL ROSARIO  
1413 EASTVIEW CIR  
PALMVIEW TX US 78574-0429

(237969)  
SILVA BENITO A & MIREYDA  
RODRIGUEZ SILVA  
1008 DATE LN  
MISSION TX US 78572-6005

(237952)  
CERDA GLORIA L  
1507 BARNES ST  
MISSION TX US 78572-3405

(237941)  
CASTANON VICTOR HUGO JR  
1510 BARNES ST  
MISSION TX US 78572-3406

(237930)  
YBARRA JOSE DAVID  
424 S COUNTY ROAD 1140  
RIVIERA TX US 78379-3526

(237929)  
SALINAS SUJAIRA C/O SAN  
JUANITA SALINAS & STEPHANIE DE  
LEON  
991 TRUMAN AVE  
MISSION TX US 78572-3446



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A REZONING FOR THE WEST ONE-HALF OF LOT 63, MISSION ACRES  
SUBDIVISION, LOCATED AT 1004 WASHINGTON AVENUE, FROM R-1 (SINGLE FAMILY  
RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX DISTRICT)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

<b>Legal Description</b>	<b>From</b>	<b>To</b>
The Wet one-half of Lot 63, Mission Acres Subdivision	R-1	R-2

READ, CONSIDERED AND PASSED, this the 14<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary