



MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition “A” to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District (“C-2”), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 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 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject properties from Large Lot Single-family Residential District (“R-1A”) and Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”). The applicant’s intent is to build a commercial plaza 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 Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 has a net area of 0.39 acres and Tract 2 has a net area of 0.28 acres. Both tracts have a combined area of 0.67 acres.
- The surrounding zones are Large Lot Single-family Residential District (R1-A) in all directions.
- Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015.
- Tract 1 has a house that was converted to office use for a construction company. Tract 2 is currently vacant.
- The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast.
- The Future Land Use Map shows the property designated for low-density residential uses.

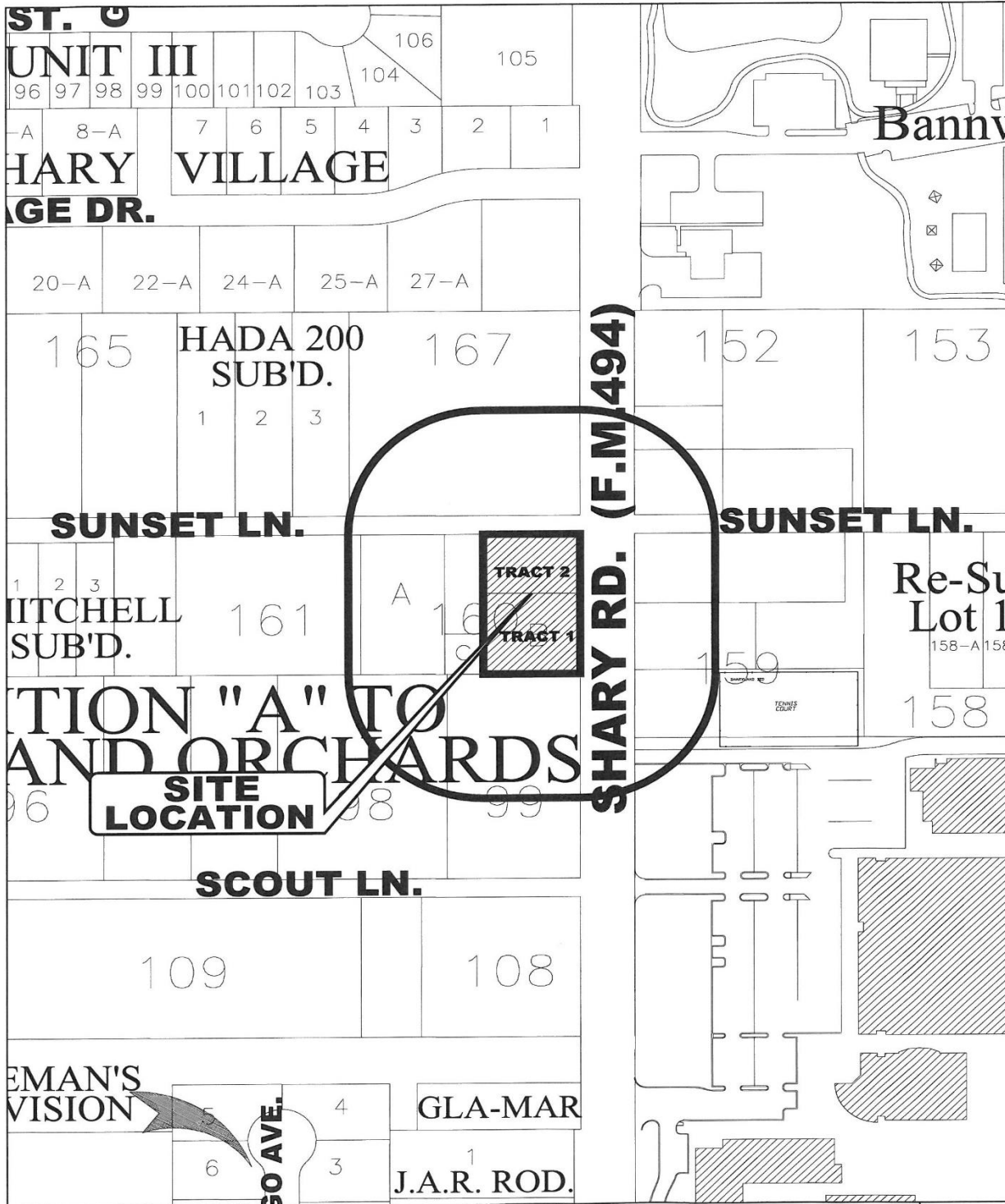
- The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses.
- Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan.
- The petition submitted reflects 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is not required to approve the rezoning.

STAFF RECOMMENDATION:

Staff recommends denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING _____		

LEGAL NOTICE MAP



200' RADIUS MAILOUT



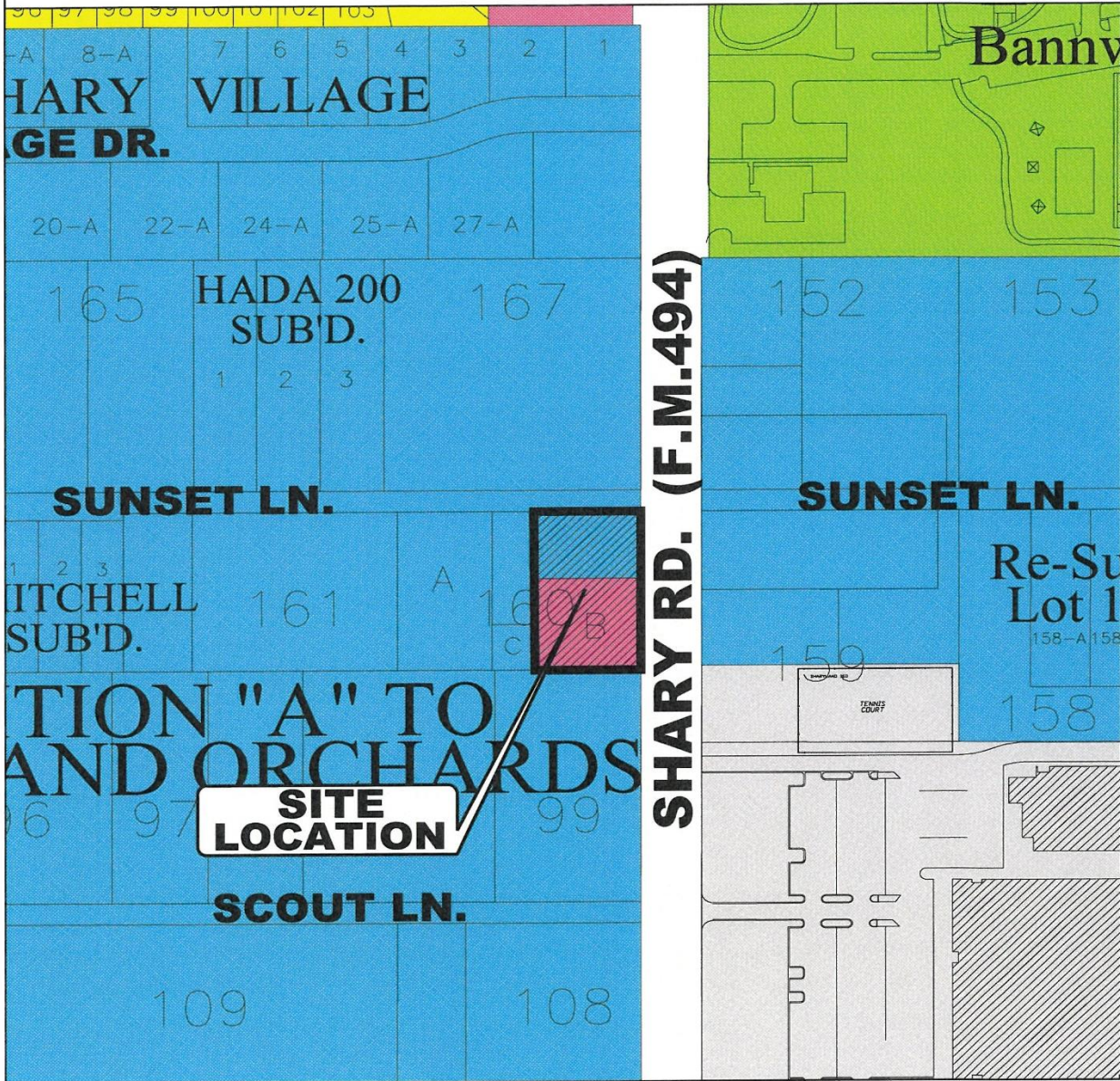
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



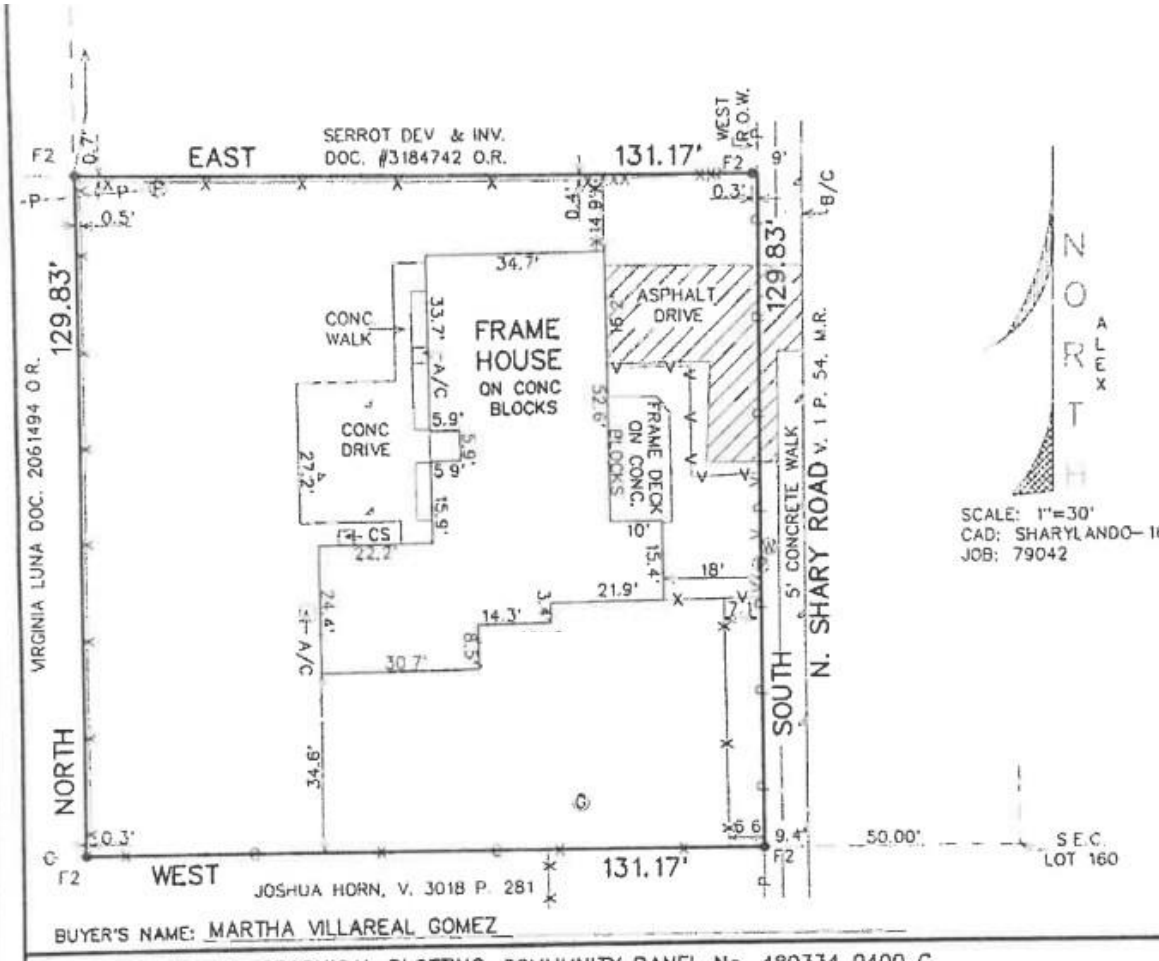
ZONING LEGEND

	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



PROPERTY SURVEY FOR TRACT 1



PLANNING BY GRAPHICAL PLOTTING COMMUNITY PANEL No. 480334 0400 C

PROPERTY SURVEY FOR TRACT 2

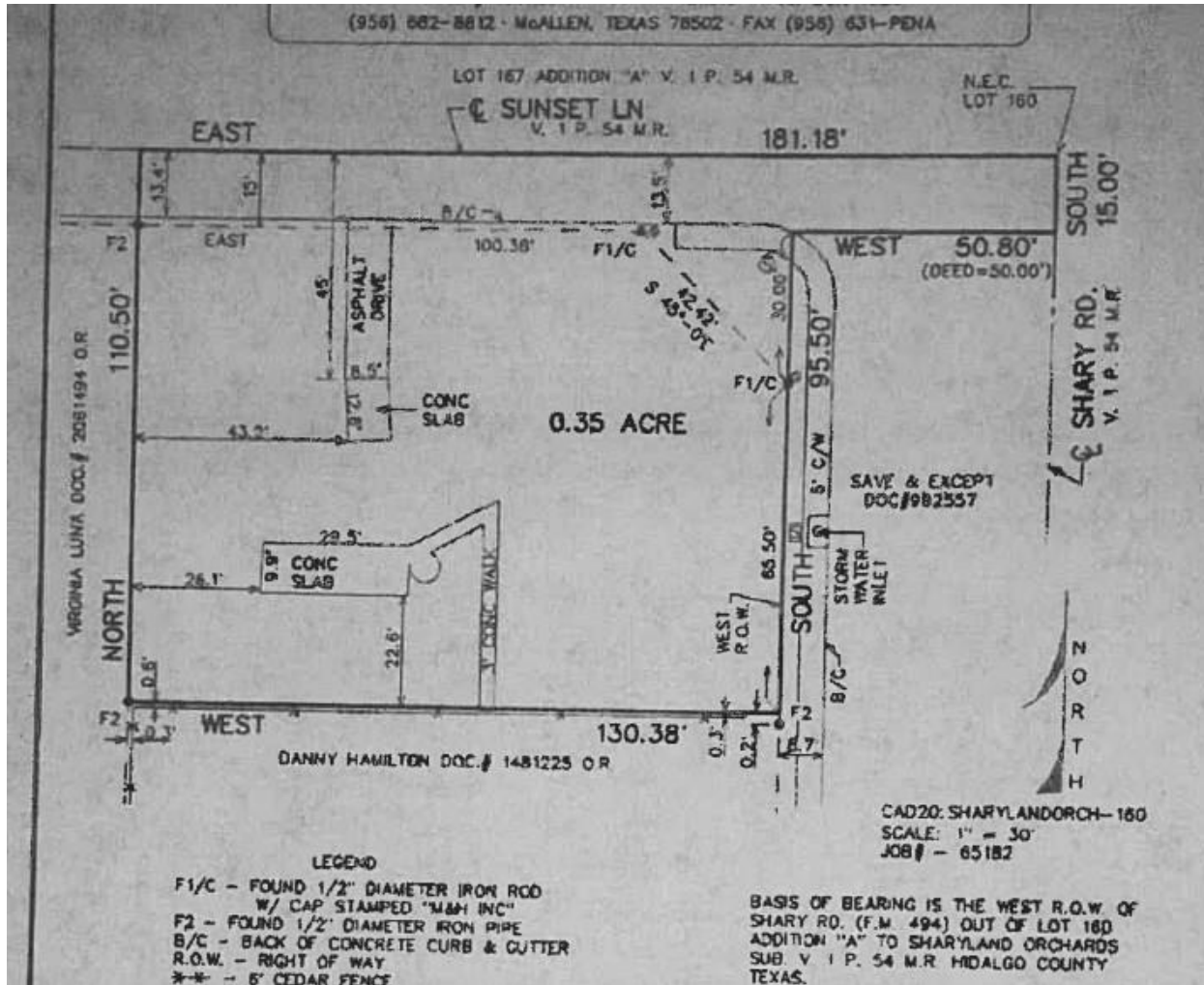


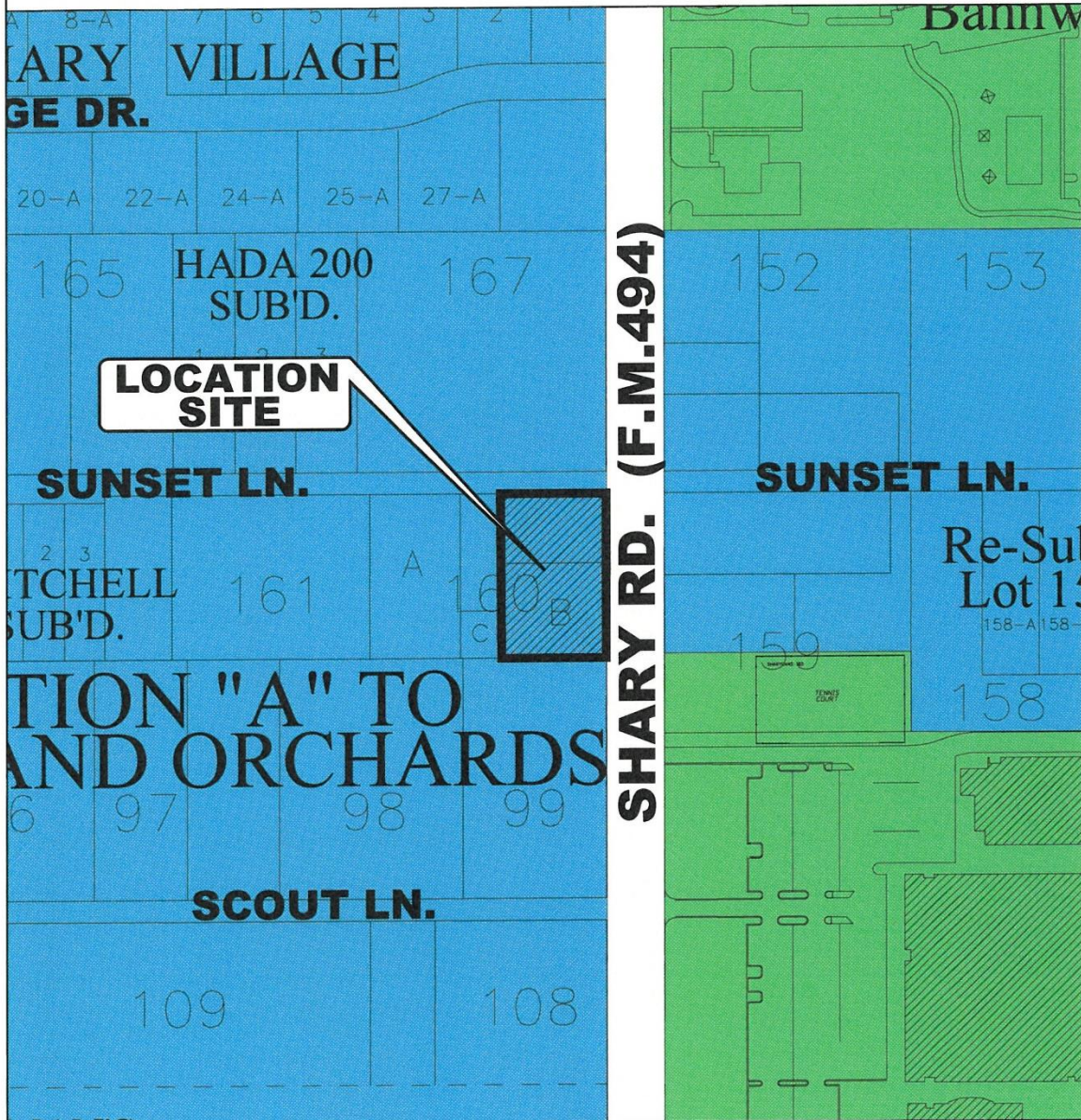
PHOTO OF TRACT 1 FROM SHARY ROAD



PHOTO OF TRACT 2 FROM SUNSET LANE



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 |

PETITION IN OPPOSITION TO THE REZONING

Neighborhood Petition AGAINST

PROTEST PETITION AGAINST REZONING APPLICATION

Zoning Case No.: REZ2026-60 and REZ26-3
Property Subject to Rezoning: 1403 SHARY RD.; 1413 N. SHARY RD., and 2122 SUNSET LN. MISSION, TEXAS
Current Zoning: RESIDENTIAL
Proposed Zoning: C-2 NEIGHBORHOOD COMM DIST

PETITION OF PROTEST

We, the undersigned, being owners of record of property located in the City of Mission, Hidalgo County, Texas, hereby formally protest the proposed rezoning referenced above and submit this petition in accordance with Section 440.140(C) of the City of Mission Code of Ordinances.

We believe the proposed rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses, and/or the City's Comprehensive Plan.

We respectfully request that the Planning & Zoning Committee along with City Council DENY the rezoning application.

PETITION IN OPPOSITION TO THE REZONING

**CITY OF MISSION, TEXAS
 PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3 *g*

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
JAVIER F. PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
SONIA PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
Lesva Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jesse Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jim Berlang	2110 Scout Ln	<i>[Signature]</i>	1-26-26
Blandina Valverde	2102 Scout Ln	<i>[Signature]</i>	1/26/26
Miner lung	2103 scout ln	<i>[Signature]</i>	1/26/26
John lung	2103 scout ln	<i>[Signature]</i>	01/26/2026
Cori Carrizosa	2105 South	<i>[Signature]</i>	1-26-2026
CRUZ M. JIMENEZ	2112 Scout Ln	<i>[Signature]</i>	1-27-2026
Arona			
Veronica Mantre	2116 Scout lane	<i>[Signature]</i>	1-27-2026
Minerva Mutz	2120 SCOUT LN	<i>[Signature]</i>	1-27-2026
Robert Anzaldúa	2118 Scout Ln	<i>[Signature]</i>	1-27-2026
(Becky) Jose J/Hilda Gonzalez	2118 Sunset Lane		1/27/2026
Meagan Mosse	2100 Scout Lane	<i>[Signature]</i>	1/27/2026

PETITION IN OPPOSITION TO THE REZONING

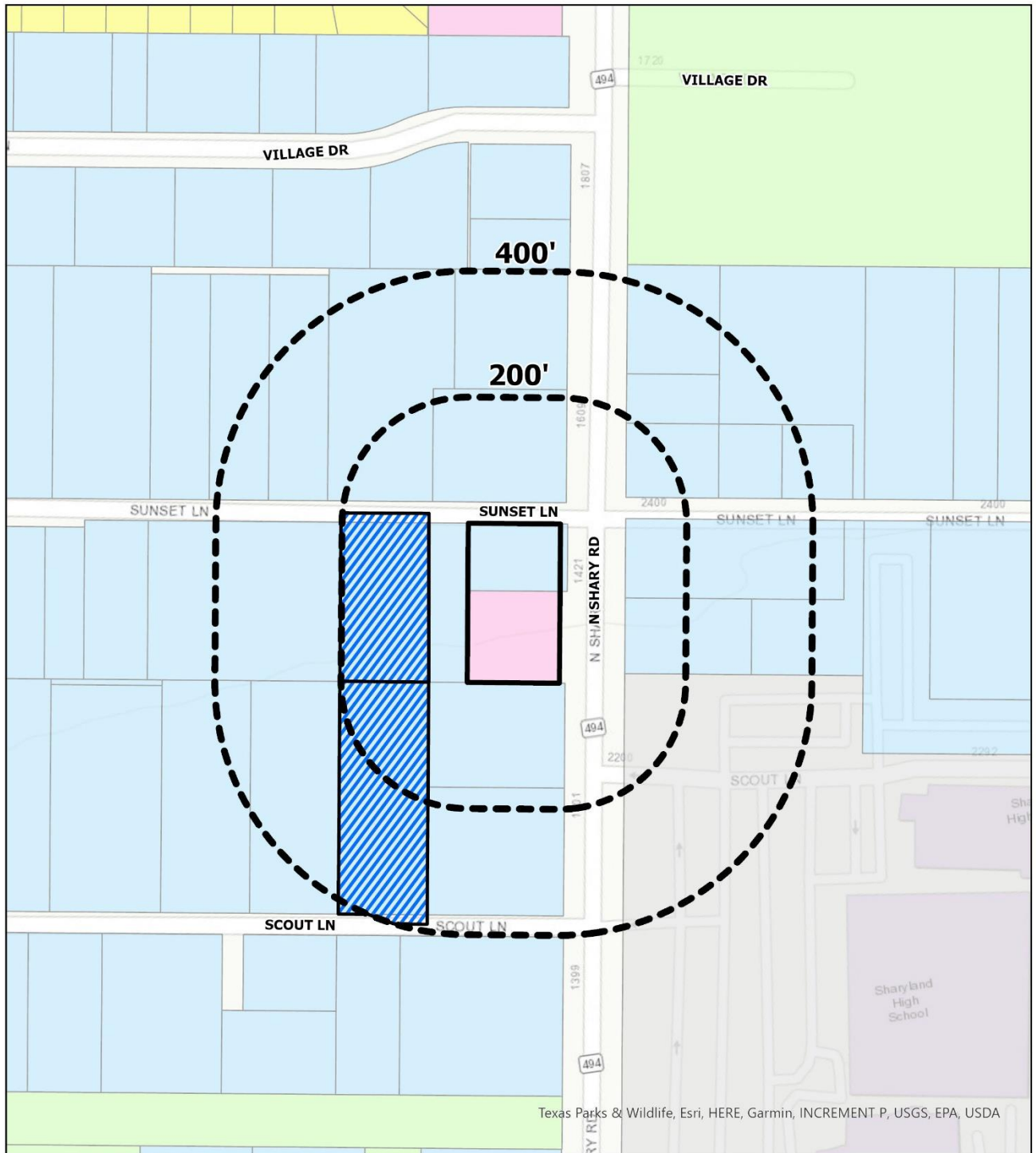
**CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
Paul Manfre	2116 Scout Ln	<i>Paul Manfre</i>	1-27-26
(Becky) Jose J. / Hilda R. Gonzalez	2118 Sunset Lane	<i>Hilda R. Gonzalez</i>	1-27-26
Aurora Melhem	2114 Scout Ln	<i>Aurora Melhem</i>	1-27-26
_____	_____	_____	_____
_____	_____	_____	_____

PETITION MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY IN OPPOSITION	AGRICULTURAL OPEN INTERIM (AO - I) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	<p>This map has been produced by the City of Mission for the sole purpose of locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.</p>

PETITION CALCULATIONS

REZ 26-3

Area of 200 ft. Radius and Subject Property	7.38 Acres
Area of Subject Property	0.85 Acres
Notification Area	6.53 Acres
Area of Opposition	1.29 Acres

1.29 acres / 6.53 = .1975 = 19.75%

Area of 400 ft. Radius and Subject Property	19.68 Acres
Area of Subject Property	0.85 Acres
Notification Area	18.83 Acres
Area of Opposition	2.06 Acres

2.06 acres / 18.83 = .1094 = 10.94%

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	name	addrDelive	addrCity	addrState	addrZip
283546	GUAJARDO ELIAS	613 KERRIA AVE	MCALLEN	TX	78501-1783
283571	GARCIA PAULINA MARGARITA	2305 SANTA CLARA	MISSION	TX	78572-4113
283569	MARTINEZ CESAR	1402 N SHARY RD	MISSION	TX	78572-4627
458346	SHARYLAND IND SCHOOL DIST	PO BOX 753	MISSION	TX	78573-0013
283583	RODRIGUEZ ADRIANA	2117 SUNSET LN	MISSION	TX	78572-4633
283489	PEREZ JAVIER F & SONIA	305 (A) N SHARY	MISSION	TX	78572
283491	RODRIGUEZ CENOBIO & ROSA EMMA	1403 N SHARY RD	MISSION	TX	78572-4626
283493	HORN JOSHUA & DEBORAH	1409 N SHARY RD	MISSION	TX	78572-4626
283574	GONZALEZ JOSE J & HILDA R	2118 SUNSET LN	MISSION	TX	78572-4632
283575	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION	TX	78572-4626
283572	VILLARREAL MARTHA	1413 N SHARY RD	MISSION	TX	78572-4626
283576	JARVIS JOSEPH S & ESMERALDA B	2114 SUNSET LN	MISSION	TX	78572-4632
283585	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
283573	BELTRAN MARTIN	1204 FINCHER ST	MISSION	TX	78572-3517
283490	COLUMBUS CONSTRUCTION TEXAS LLC	1705 N ALAMO RD	ALAMO	TX	78516-6812
608038	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577