



MEETING DATE: August 20, 2025

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 Townhouse Residential District ("R-1T"), being 14.269 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 320 feet North of Monte Cruz Street. Applicant: Mario Reyna c/o Triton Group Ventures, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 22, 2025 – Application for rezoning submitted for processing.
- August 8, 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.
- August 20, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 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 Single-family Residential District ("R-1") to Townhouse Residential District ("R-1T") to develop a townhouse residential development.
- The irregular-shaped tract of land has 14.269 acres in area and measures 274.53 feet along N. Holland Avenue and has a depth of 1,260 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the South and East, Agricultural Open Interim (A-OI) and Mobile & Modular Home (R-4) to the West, and Single-family Residential (R-1) to the North.
- The surrounding land uses include single-family homes to the North and West, a mobile home subdivision to the West and East, a drain ditch and the IDEA Mission North school to the South.
- The subject property is vacant along.
- The Future Land Use Map shows the property designated for low density residential uses, but staff believes the property is in transition to medium-density residential land uses.
- Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

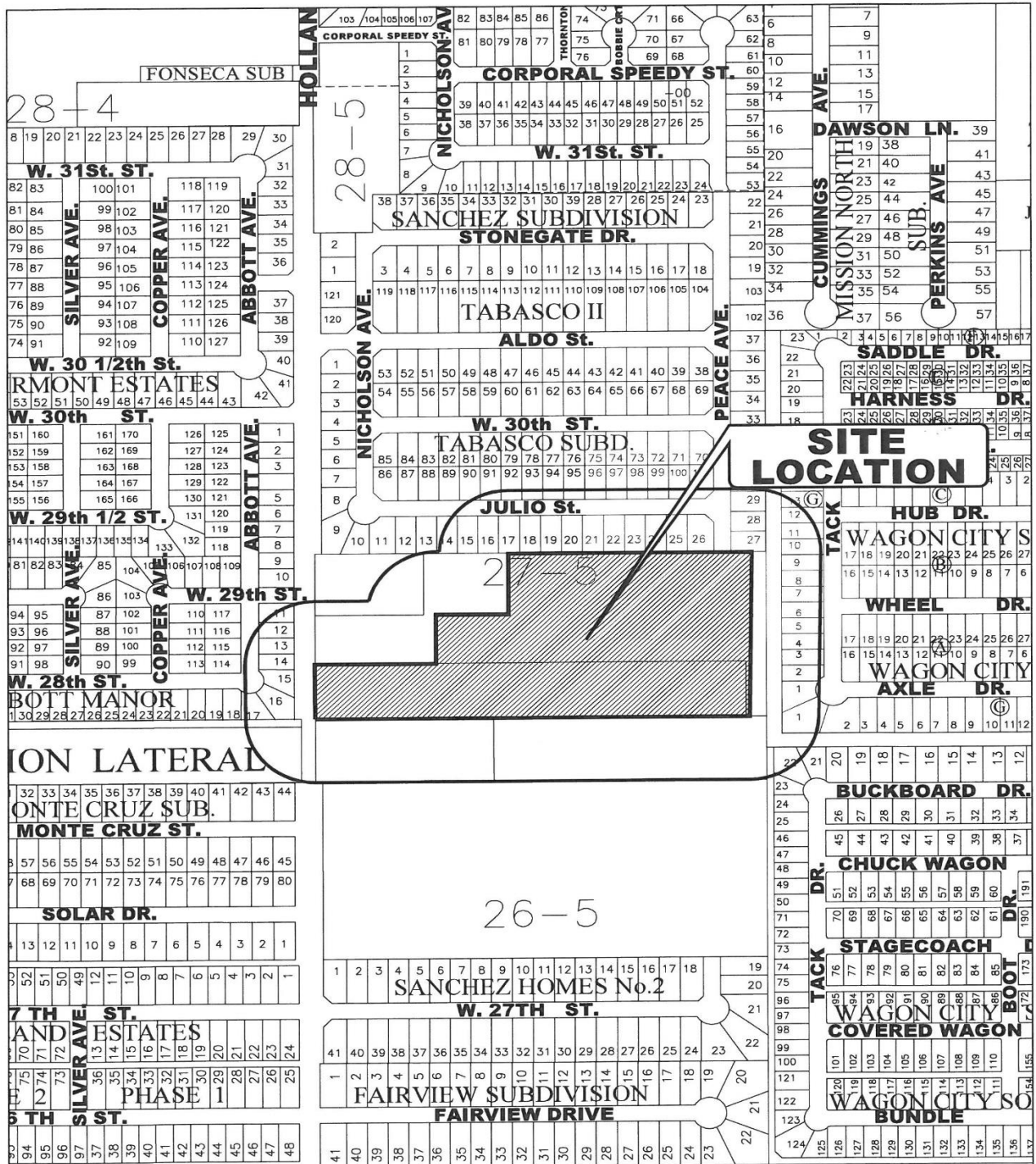
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____	AYES
_____	NAYS
_____	DISSENTING

LEGAL NOTICE MAP



200' H.C.I.D. No. 1 EDINBURG MAIN CAN

200' RADIUS MAILOUT



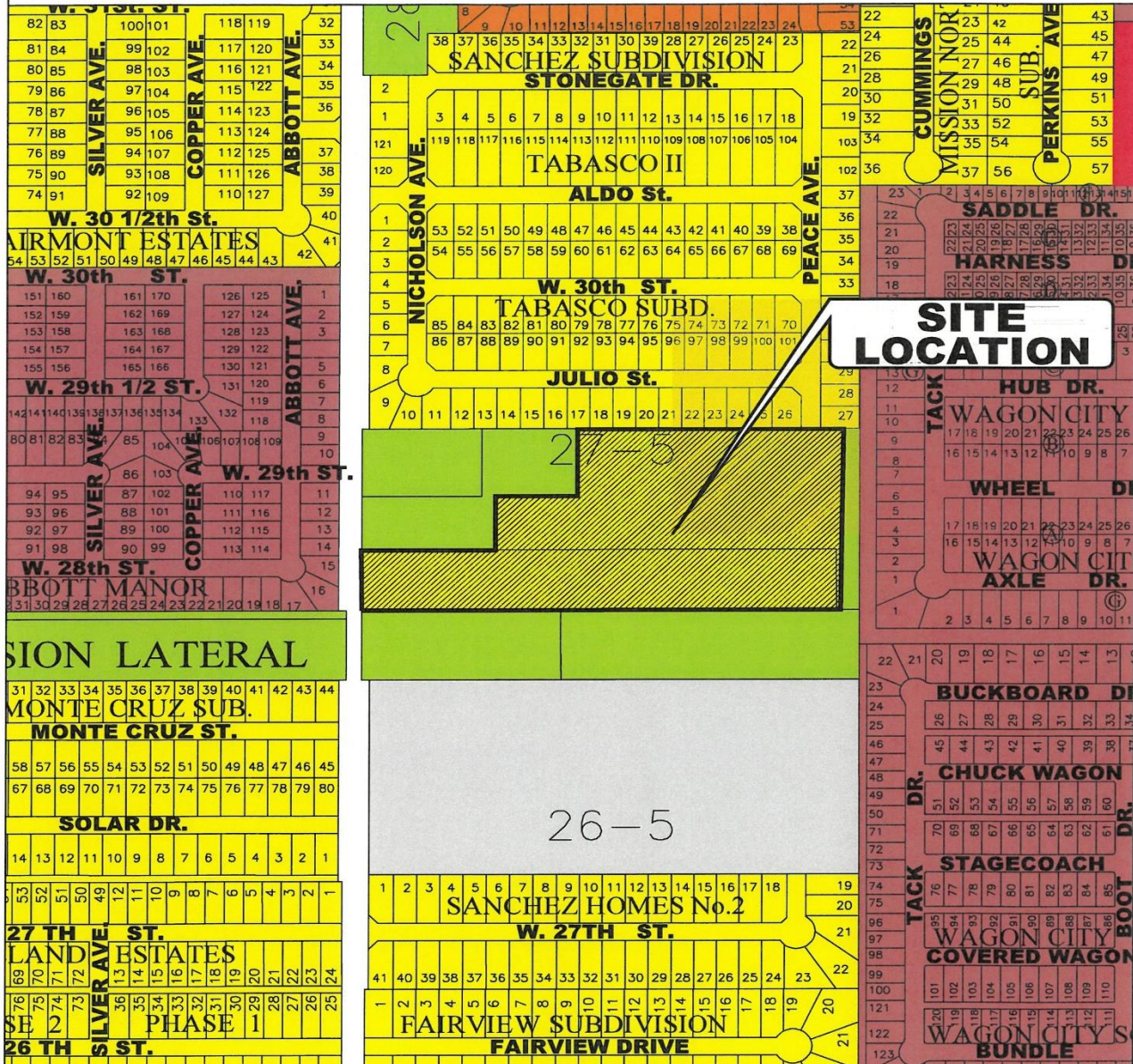
CITY OF MISSION
HIDALGO COUNTY, TEXAS

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

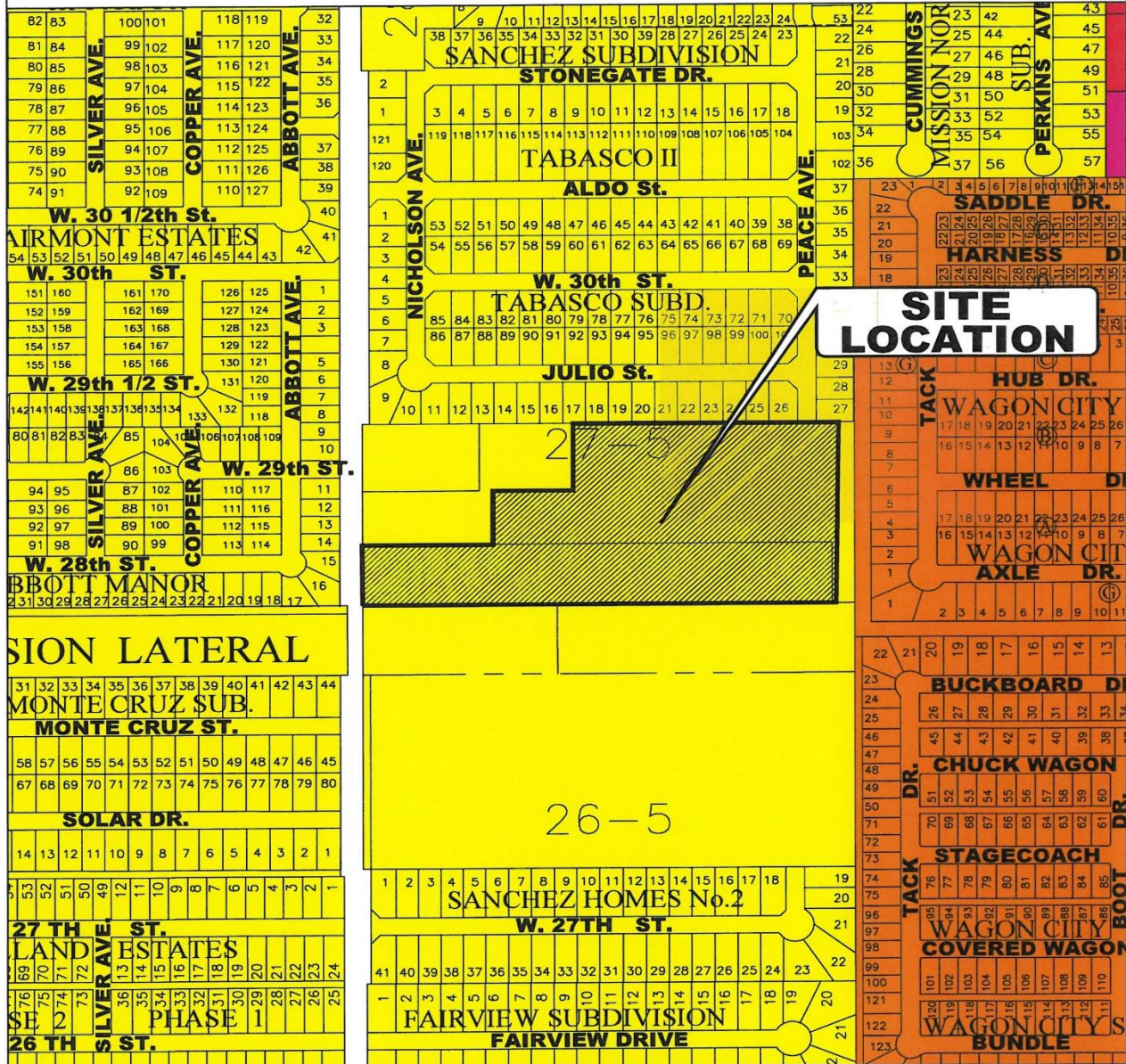
AERIAL



PHOTO OF THE SUBJECT 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	name	addrDelive	addrCity	addrState	addrZip
320071	LARSON DAVID & SUZANNE LARSON	2707 N CONWAY UNIT 520	MISSION	TX	78574-2135
320072	CERVANTES JULIO & IRMA I GALVAN	2707 N CONWAY AVE	MISSION	TX	78574-2135
658564	SANTIAGO MIRNA E & LUIS C PEREZ NARRO	701 JULIO ST	MISSION	TX	78574-4007
658565	A P INVESTMENTS COMPANY LLC	11916 N BRYAN RD	MISSION	TX	78573-6763
658566	MELARA MARIA INEZ	617 JULIO ST	MISSION	TX	78574-4011
658567	MARTINEZ JUAN & MARIA	615 JULIO ST	MISSION	TX	78574
658568	RIVERA JUAN JR	2703 E MILE 3 RD	PALMHURST	TX	78573-0731
319988	MARLOW WAYNE A & KAREN M	2645 QUASQUETON DIAGONAL BLVD LOT 2	INDEPENDENCE	IA	50644-9328
319996	BLACKWELL TIMOTHY C	8187 S PEOGA RD	TRAFALGAR	IN	46181-8712
319998	MCMANUS D GRANT & BONNIE L	4810 52ND AVE	MOLINE	IL	61265-7558
319987	MICHAEL BILLY L & THEO ANN	2905 N CONWAY AVE UNIT 100	MISSION	TX	78574-2129
319989	RODRIGUEZ NORA OLVERA	2905 N CONWAY AVE UNIT 253	MISSION	TX	78574-2134
319995	OTTERNESS GARY	17276 OTTERNESS RD	SPRING GROVE	MN	55974-2505
319997	ARTHAUD SANDRA	2905 N CONWAY AVE UNIT 200	MISSION	TX	78574-2132
319990	BROWN BENNY RAY	2905 N CONWAY AVE UNIT 205	MISSION	TX	78574-2133
319992	GINGER MARY & WILLIAM A LUHRS	2905 N CONWAY AVE UNIT 207	MISSION	TX	78574-2133
319993	GARNES DENNIS	2905 N CONWAY UNIT 3	MISSION	TX	78574-2127
319994	AGUILAR SYLVIA	2905 N CONWAY AVE UNIT 74	MISSION	TX	78574-2129
658561	RODRIGUEZ JOSE JR	707 JULIO ST	MISSION	TX	78574-4007
658560	SANCHEZ JUAN JOSE	709 JULIO ST	MISSION	TX	78574-4007
658562	RICHARDS ELMA A & BRADLEY	705 JULIO ST	MISSION	TX	78574-4007
658569	ZENDEJAS MYRNA	9932 VIRGINIA AVE APT L	SOUTH GATE	CA	90280-6068
658571	CORTINAS GUILLERMO GUADALUPE II & EGLAEN LERMA	607 JULIO ST	MISSION	TX	78574-4011
658637	DICKINSON LYUDMYLA	1908 W 41 1/2 ST	MISSION	TX	78573-5001
658639	RODRIGUEZ ROSA ELVIA	700 JULIO ST	MISSION	TX	78574-4006
658644	ZENDEJAS MYRNA	2221 HACKBERRY AVE	MISSION	TX	78572-3395
658646	VASQUEZ LUCIA	1702 N OAK ST	ALTON	TX	78573-4051
658563	PERALTA ANNE	703 JULIO ST	MISSION	TX	78574-4007
658570	FUENTES ARTURO & FLORENCIA T	609 JULIO ST	MISSION	TX	78574-4011
658572	FLORES ROBERTO Q	605 JULIO ST	MISSION	TX	78574-4011
658636	TJERINA STEPHANY LISSBETH	706 JULIO ST	MISSION	TX	78574-4006
658638	MORFIN CHRISTIAN	702 JULIO ST	MISSION	TX	78574-4006
658645	FERNANDEZ ANGEL ERNESTO	608 JULIO ST	MISSION	TX	78574-4008
658647	HERRERA JAZMIN & MARTIN	2105 WESTWAY AVE	MCALLEN	TX	78501-6169
317101	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
317054	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
320010	HORAK VALERA E & JOSEPH F	913 W 13 ST	YANKTON	SD	57078-2734
320011	GARCIA JULIO C & ODILIA	2905 N CONWAY AVE UNIT 243	MISSION	TX	78574-2134
598598	MONTES FRANCISCO JAVIER CABALLERO	2805 GOLD AVE	MISSION	TX	78574-7636
598596	STATEWIDE MOBILE HOMES LLC	1409 N MAIN ST	MCALLEN	TX	78501-4335
598602	CEPEDA JAIME JAVIER M & MARILU MENDOZA RIVERA	803 W 28TH ST	MISSION	TX	78574-7641
598597	GOMEZ JOSE	2806 ABBOTT AVE	MISSION	TX	78574-7643
598601	ELIZONDO JESUS	801 W 28TH ST	MISSION	TX	78574-7641
598600	LAGUNA VICTOR L & LILIA M DURAN	2800 ABBOTT AVE	MISSION	TX	78574-7643
598599	REPA PROPERTIES LLC	3805 PLANTATION GROVE BLVD STE 31	MISSION	TX	78572-6223
658558	ALANIS RENE ROLANDO	713 JULIO ST	MISSION	TX	78574-4007
658559	CASTRO BEATRIZ & JORGE ANTONIO	711 JULIO ST	MISSION	TX	78574-4007
658575	MATIAS HERSON & YOLANDA	2910 PEACE AVE	MISSION	TX	78574-4040
658576	LOPEZ AMY D	2912 PEACE AVE	MISSION	TX	78574-4040
658640	MARTINEZ NANCY	618 JULIO ST	MISSION	TX	78574-4008
658641	RAMIREZ MARIA T	616 JULIO ST	MISSION	TX	78574-4008
658642	APARICIO MOISES R & ENEREYDA R	1404 TIFFANY DR	MISSION	TX	78573-0175
658643	ZENDEJAS MYRNA	2221 HACKBERRY AVE	MISSION	TX	78572-3395
688402	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
319999	SCARBOROUGH STEVEN HUGH & KAREN JEAN	2401 E HARRIET LEA	SIOUX FALLS	SD	57103-4628
1015002	IDEA PUBLIC SCHOOLS INC	505 ANGELITA DR	WESLACO	TX	78599-8693
658574	CARRIZALES ERIC E & KARISSA A TJERINA	2908 PEACE AVE	MISSION	TX	78574-4040
317098	LOZANO RAMON	2806 HOLLAND ST	MISSION	TX	78574-3759
550544	ZAMARRON ANTONIO	2902 HOLLAND ST	MISSION	TX	78574-1361
658573	GARCIA ALYSSA S	2906 PEACE AVE	MISSION	TX	78574-4040
1314029	TRITON GROUP VENTURES LLC	2317 S 48TH ST	MCALLEN	TX	78503
567423	ZAMARRON ANTONIO	2902 HOLLAND ST	MISSION	TX	78574-1361
317099	TRITON GROUP VENTURES LLC	2317 S 48TH ST	MCALLEN	TX	78503
591534	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
20872702	LOZANO RAMON	2806 HOLLAND ST	MISSION	TX	78574-3759