



MEETING DATE: January 21, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning
AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 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.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 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 Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family development.
- The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet.
- The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South.
- The surrounding land uses are single-family homes in all directions.
- There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

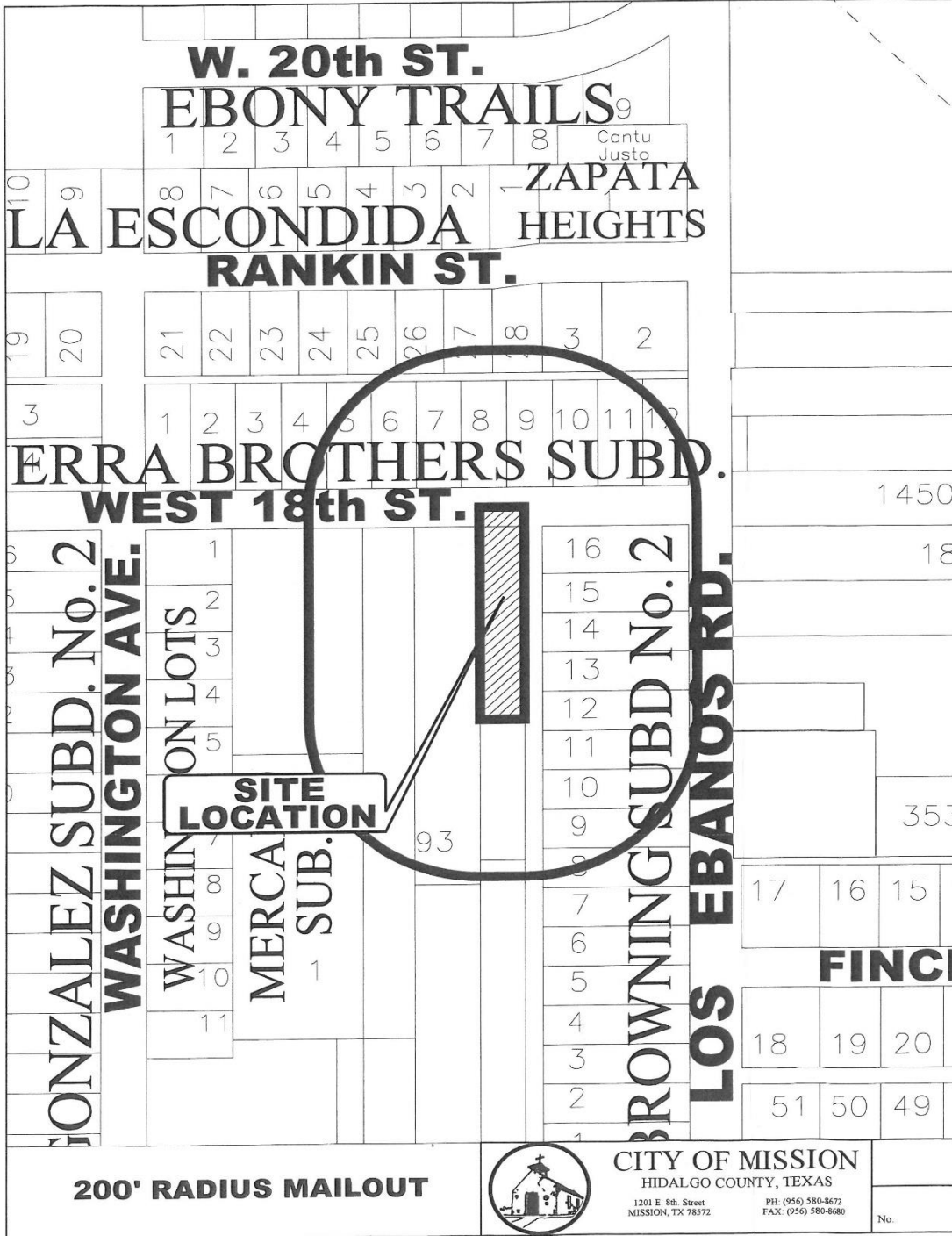
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

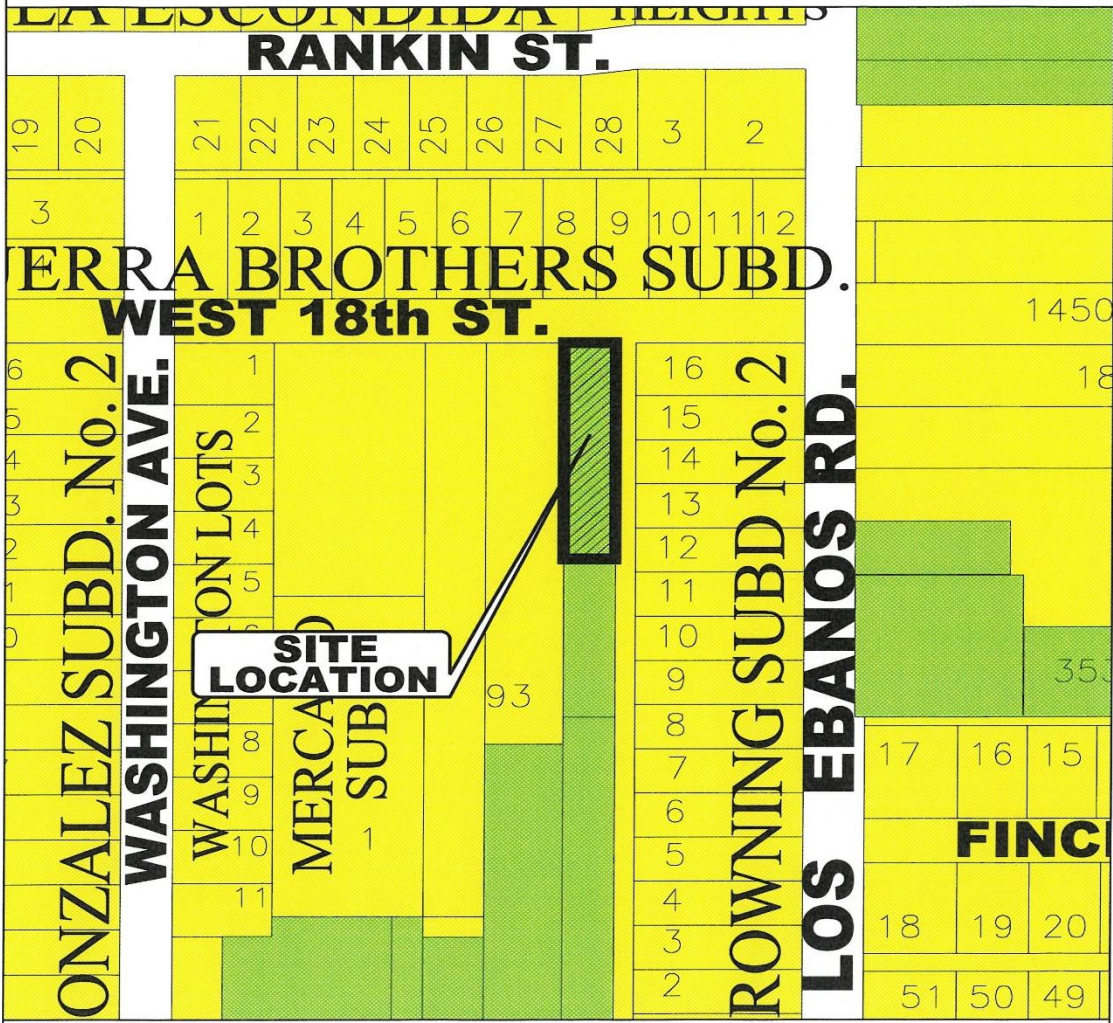
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



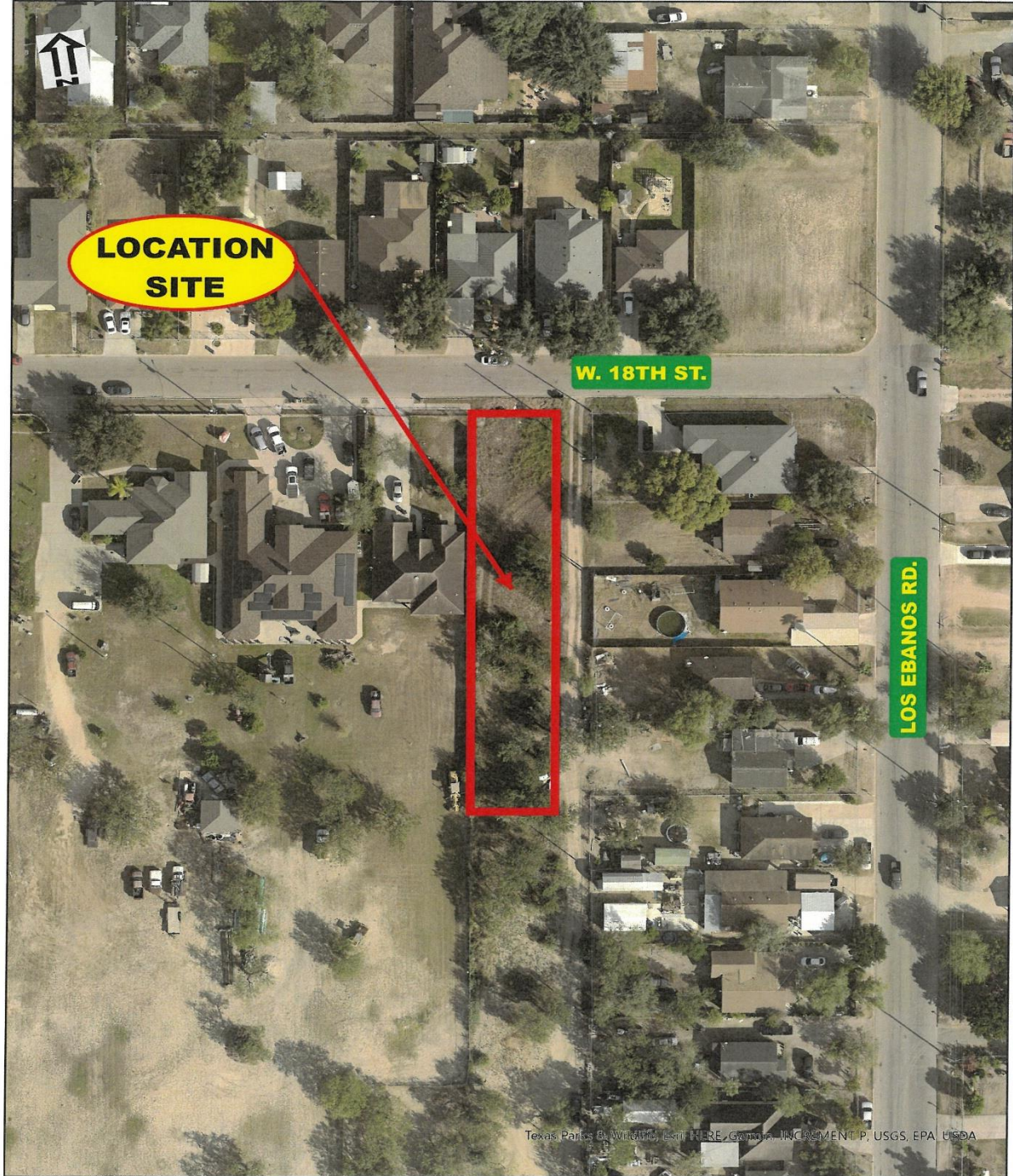
ZONING MAP



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



PROPERTY SURVEY

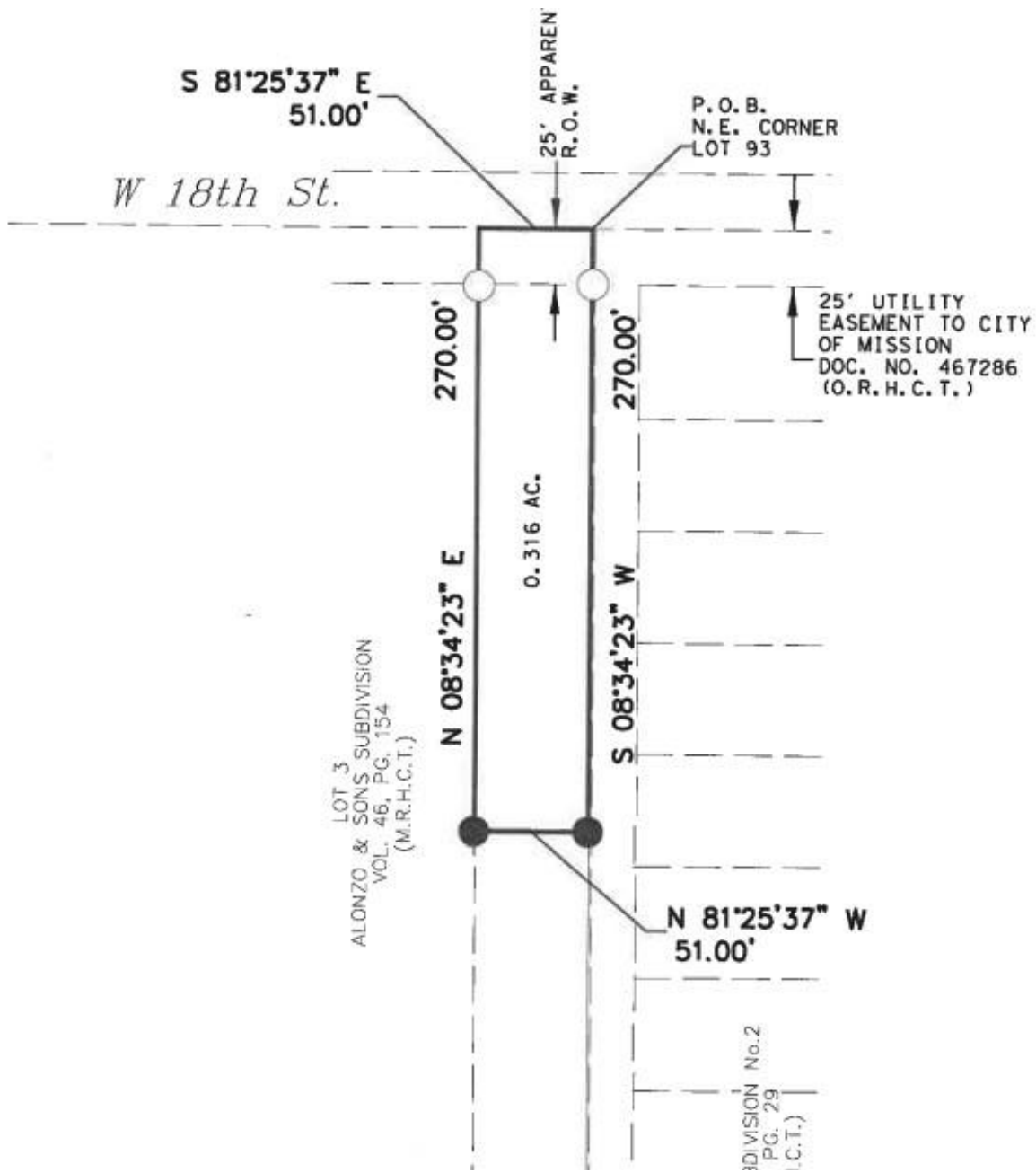


PHOTO OF THE SUBJECT PROPERTY



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
576719	ZAPATA RAMIRO & MARIA ELIA R	1517 N LOS EBANOS RD	MISSION	TX	78572-2529
127792	HERNANDEZ MARIA DELIA	1123 N LOS EBANOS RD	MISSION	TX	78572-2521
127796	RIVAS ERICK F & BRENDA L RAMIREZ	1131 N LOS EBANOS RD	MISSION	TX	78572-2521
127798	GARZA GILBERTO & BLANCA	805 W 15TH ST	MISSION	TX	78572-3529
127790	RIVAS JOSE T	2522 W RABBIT RUN AVE	ALTON	TX	78573-7506
127791	ORTIZ HORTENCIA	1121 N LOS EBANOS RD	MISSION	TX	78572-2521
127793	VIVIAN CESAR & GRACIELA	1125 N LOS EBANOS RD	MISSION	TX	78572-2521
127794	GARCIA NERI ISMELDA	920 HIDALGO ST	MISSION	TX	78572-4904
127795	HERNANDEZ JANET & ARIEL M RUIZ	1129 N LOS EBANOS RD	MISSION	TX	78572-2521
184209	MALDONADO BRENDA N GARCIA	1517 W 18TH ST	MISSION	TX	78572-2591
184214	RAMIREZ ROMEO & FRANCISCA REVOCABLE LIVING TRUST	508 SANTA ANNA ST	WESLACO	TX	78596-4318
184213	OCHOA MARIA OLGA	1134 ADAMS ST	MISSION	TX	78572-7504
184212	GARCIA LISA MONICA	1511 W 18TH ST	MISSION	TX	78572-2591
184211	GOMEZ OLGA ET AL	4104 MAGDALENA ST	MISSION	TX	78573
184210	CAVAZOS ROSALINDA & JUAN DE DIOS TREVINO	1515 W 18TH ST	MISSION	TX	78572-2591
574450	QUINTANILLA ANTONIO & GLORIA	1511 RANKIN ST	MISSION	TX	78572-2500
574451	SITAL FRANK & DIANA	1509 RANKIN ST	MISSION	TX	78572-2500
685436	ALONZO OCTAVIO	1510 W 18TH ST	MISSION	TX	78572-2590
238014	RUIZ PILAR & MARIA D	1509 BLAKE ST	MISSION	TX	78572-3409
550708	HERNANDEZ SYLVIA	720 W PALMA VISTA DR STE 1	PALMVIEW	TX	78572-2157
127797	QUINTANILLA ELIA	1133 N LOS EBANOS RD	MISSION	TX	78572-2521
184217	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184216	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184215	GARZA EDGAR & GUADALUPE	1505 W 18TH ST	MISSION	TX	78572-2591
685437	ALONZO JAVIER JR	1512 W 18TH ST	MISSION	TX	78572-2590