



**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 Neighborhood Commercial District (“C-2”) to Townhouse Residential District (“R-1T”), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street. Applicant, Mario Reyna c/o Abrego & Sons, Inc. - Cervantes

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**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 located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District (“C-2”) to Townhouse Residential District (“R-1T”) for a proposed 6-unit townhome development.
- The tract of land has 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road.
- The surrounding zones are Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North.
- The surrounding land uses are single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2.
- The subject property has what appears to be a vacant residential structure, and vehicles are parked in the paved area facing Glasscock Road.
- The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses.
- Notices were mailed to 21 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.



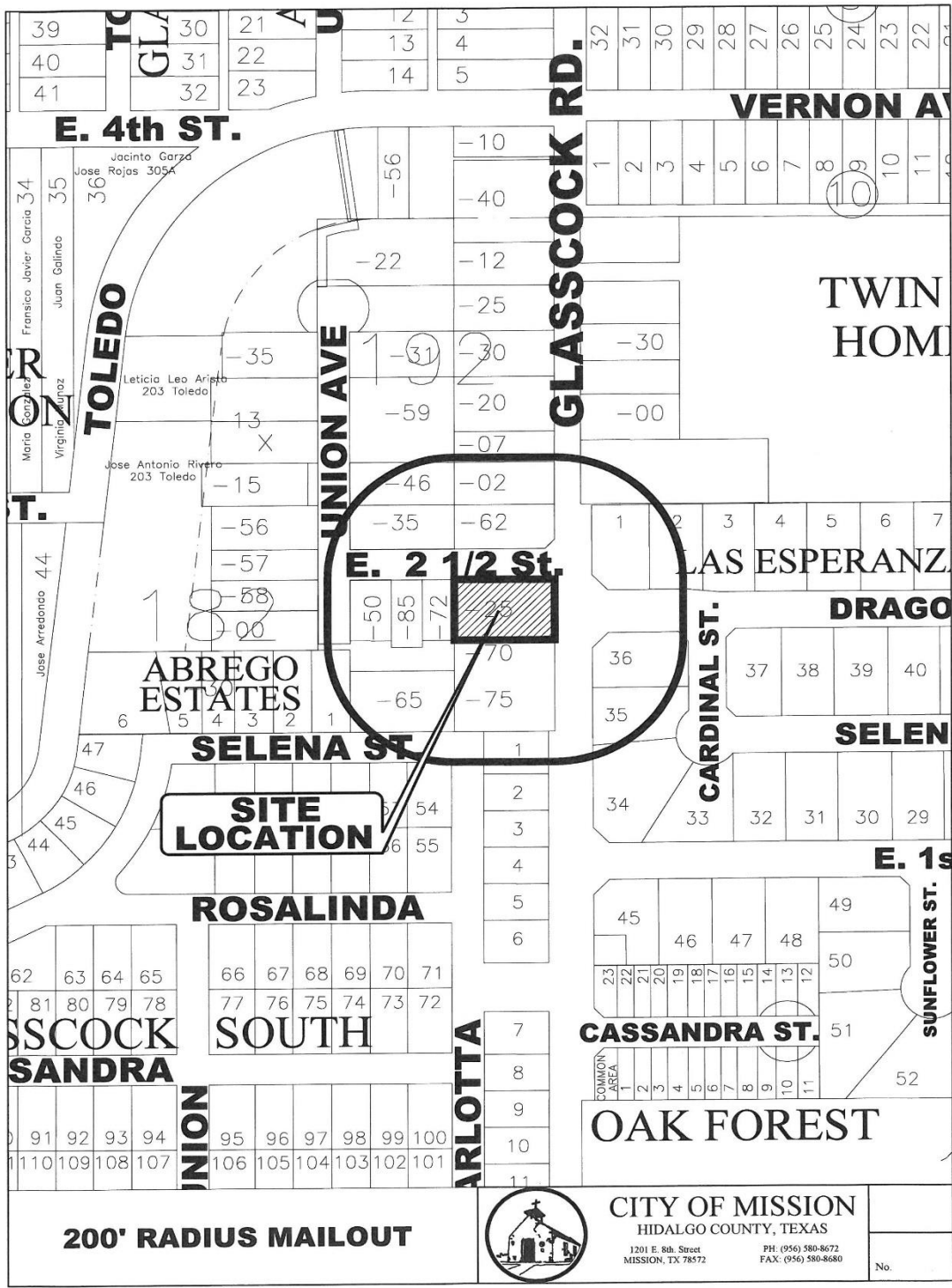
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**LEGAL NOTICE MAP**



**200' RADIUS MAILOUT**



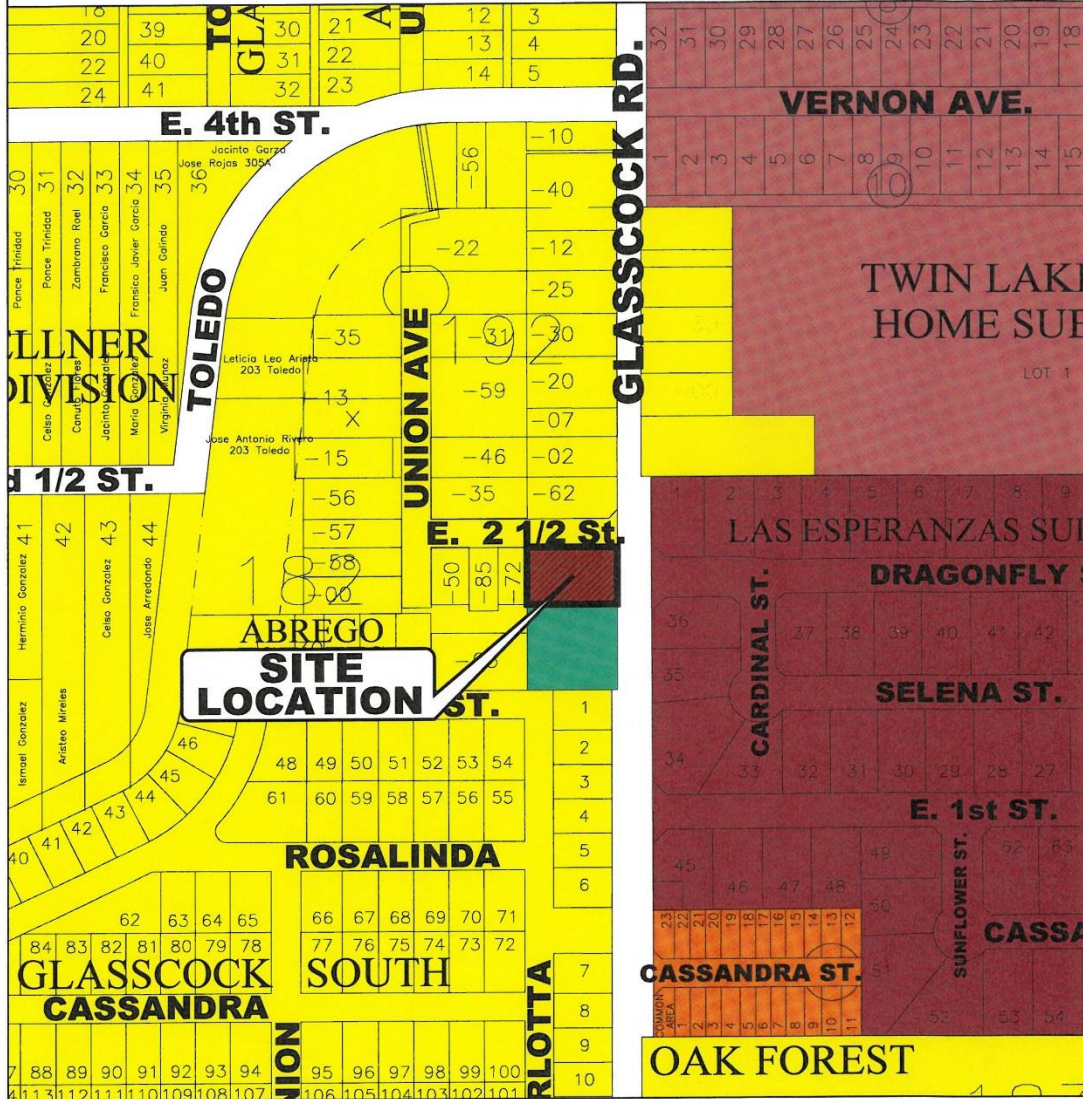
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

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
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'T'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**



**LOCATION  
SITE**

**E. 2 1/2 ST.**

**N. GLASSCOCK RD.**

PROPERTY SURVEY

LOT LINE

AFFIDAVIT OF HEIRSHIP  
DOCUMENT No. 926174  
OFFICIAL RECORDS

E. 2 1/2 STREET

POB

S 81°19'00" E 175.00'

RIGHT-OF-WAY LINE

0.40 AC. TRACT

N 08°41'00" E 100.00'

N 81°19'00" W 175.00'

GLASSCOCK ROAD

JOHN H. SHARY  
182 SUBDIVISION  
VOLUME 1, PAGE 17,  
H.C.M.R.

WARRANTY DEED  
JOSE REYES GONZALEZ  
DOCUMENT No. 3016123  
OFFICIAL RECORDS

DOCUMENT No. 3337857  
OFFICIAL RECORDS

WARRANTY DEED  
DOCUMENT No. 2768109  
OFFICIAL RECORDS

TRACT II

SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC  
ORIGINAL SIGNATURE OF SURVEYOR

REQUESTED BY:  
JULIO ABREGO



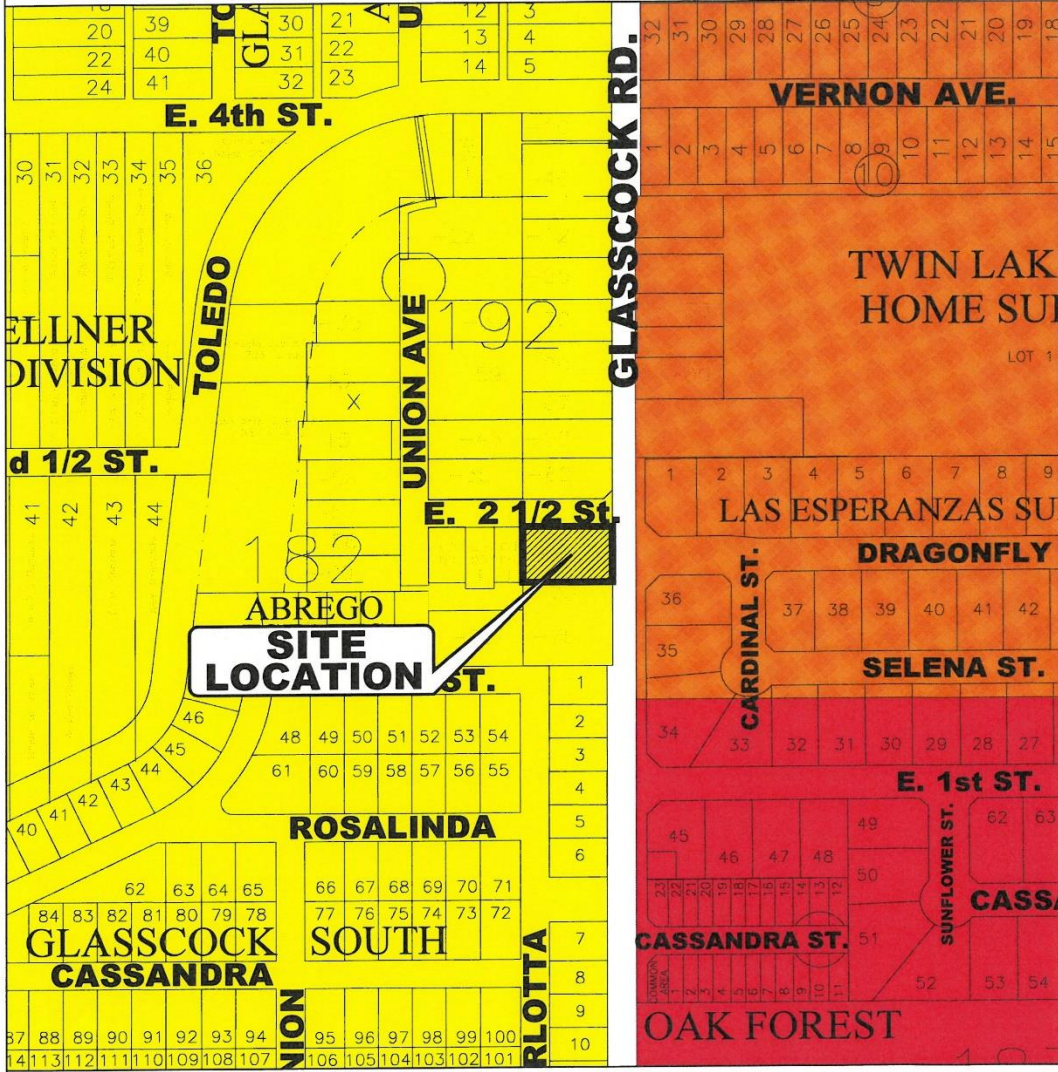
PHOTO OF THE SUBJECT PROPERTY FROM 2 1/2 STREET



**PHOTO OF THE SUBJECT PROPERTY FROM GLASSCOCK ROAD**



# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> - HD - High Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
179317	G4055-00-000-0001-00	ARCAUTE ARMANDO JR & MICAELA R	134 CARLOTTA ST	MISSION	TX	78572-3213
280945	S2950-00-000-0182-65	PENA ARACELI G	1909 SELENA ST	MISSION	TX	78572-7833
280937	S2950-00-000-0182-45	GARCIA JOSE SANTOS	RR 4 BOX 347	MISSION	TX	78574
280949	S2950-00-000-0182-85	REYES NOHEMI	1902 E 2 1/2 ST	MISSION	TX	78572-9062
280938	S2950-00-000-0182-50	SUAREZ RAMON M	1900 E 2ND 1/2 ST	MISSION	TX	78572-9062
280935	S2950-00-000-0182-35	GARCIA MIGUEL ANGEL SANTOS ET AL	1903 E 2 1/2 ST APT 4	MISSION	TX	78572-9883
280944	S2950-00-000-0182-62	MARTINEZ JUAN	PO BOX 2267	MISSION	TX	78573-0037
280933	S2950-00-000-0182-25	ABREGO & SONS INC	PO BOX 411	MISSION	TX	78572
280946	S2950-00-000-0182-70	GONZALEZ JOSE REYES & VERONICA L	1211 GLASSCOCK ROAD	MISSION	TX	78572-4520
655455	S2950-00-000-0192-59	LOPEZ ROSA	305 N GLASSCOCK RD	MISSION	TX	78572-8163
281038	S2950-00-000-0192-46	PEREZ HECTOR JR & VALERIE LOPEZ	212 UNION ST	MISSION	TX	78572-9779
281020	S2950-00-000-0192-07	GARZA TROY	2201 LAWNDAL RD	MISSION	TX	78572-3396
281018	S2950-00-000-0192-02	CUELLAR CARLOS & FRANCISCA R	213 N GLASSCOCK RD	MISSION	TX	78572-8581
281049	S2950-00-000-0193-20	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179332	A0240-00-000-0001-00	GARZA AUGUSTIN & BEULA MACARENA	1907 SELENA ST	MISSION	TX	78572-7833
280947	S2950-00-000-0182-72	DIAZ FELIPE	7927 THORNCROFT MANOR LN	RICHMOND	TX	77407-3471
20837004	L3183-00-000-0034-00	HM REGIO RENTALS LLC	813 TRAVIS ST	MISSION	TX	78572
20837005	L3183-00-000-0035-00	GONZALEZ FIDEL	44 N COLIMA ST	ROMA	TX	78584
20837006	L3183-00-000-0036-00	POSADA LUISA FERNANDA	1904 PECOS ST	MISSION	TX	78572
20836972	L3183-00-000-0002-00	SHADDAI CONSTRUCTION LLC	2802 COUNTRY CLUB	MISSION	TX	78572-4379
20836971	L3183-00-000-0001-00	ROJAS EDGAR ALLAN & MARIA OFELIA	1616 SUNRISE LN	PALMHURST	TX	78573