



MEETING DATE: May 6, 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 the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83. Applicant, LLAAG, LLC c/o Lyonel A. Adame Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 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.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 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 subdivision development.
- The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request.
- The tract of land has 5.539 acres in area and measures 318 feet along Moorefield Road and has a depth of 779 feet.
- The surrounding zones are Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West.
- The surrounding land uses are apartments and single-family homes to the North, and single-family homes to the East, South and West.
- The Capricorn Phase 2 single-family subdivision is proposed at the site and will connect to Capricorn Phase 1 that was developed just North.
- 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 30 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: _____

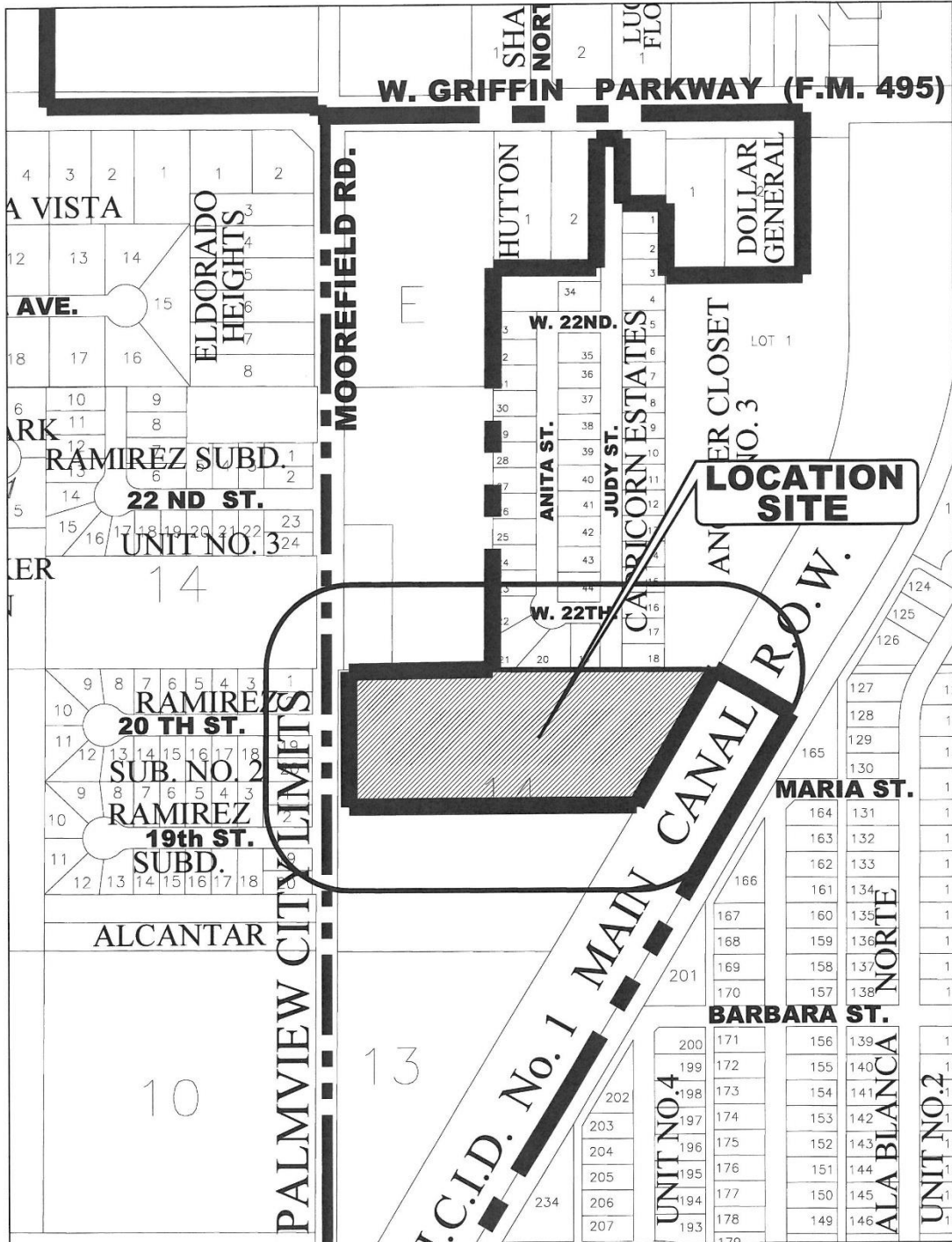
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



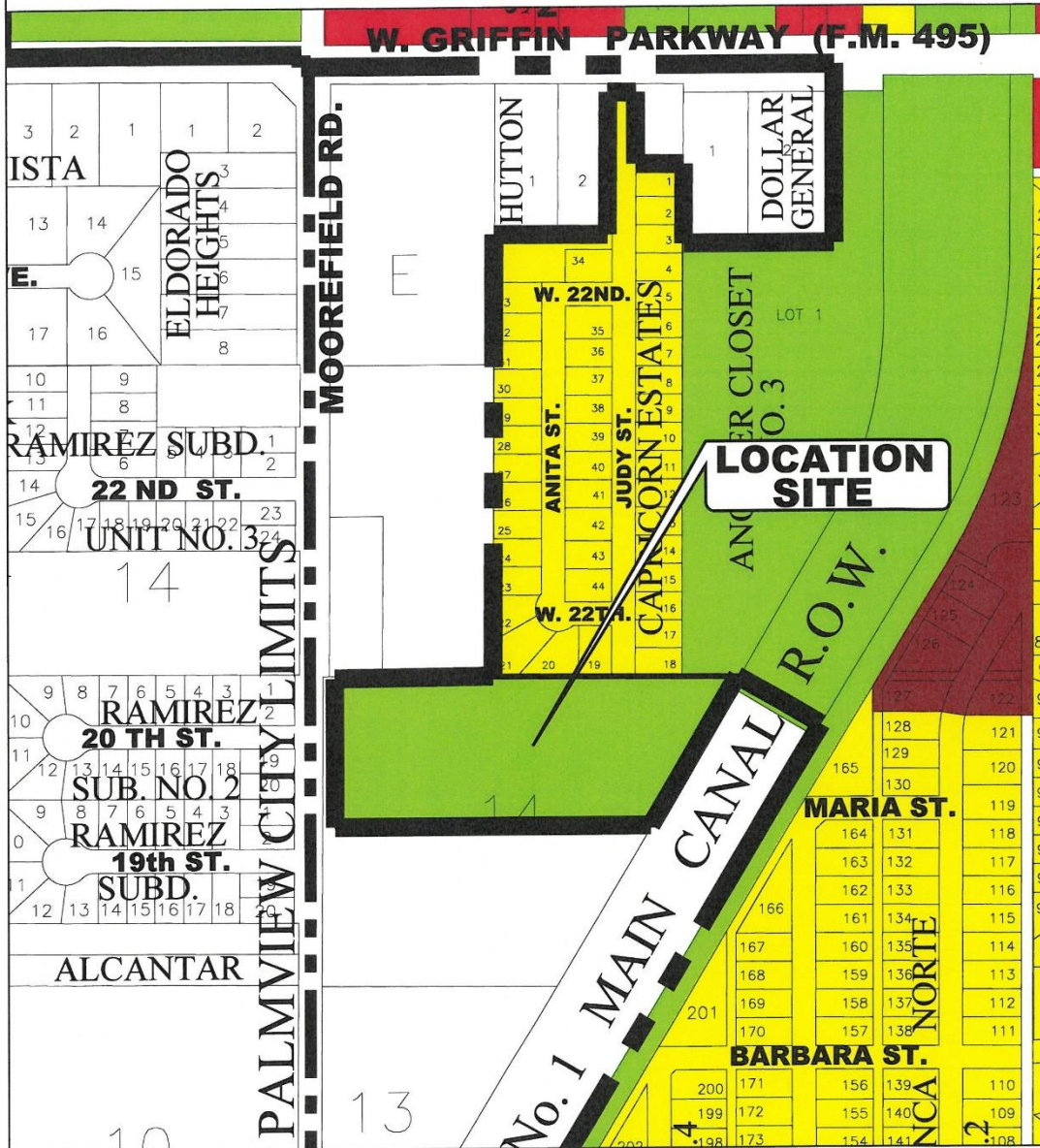
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

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

No.

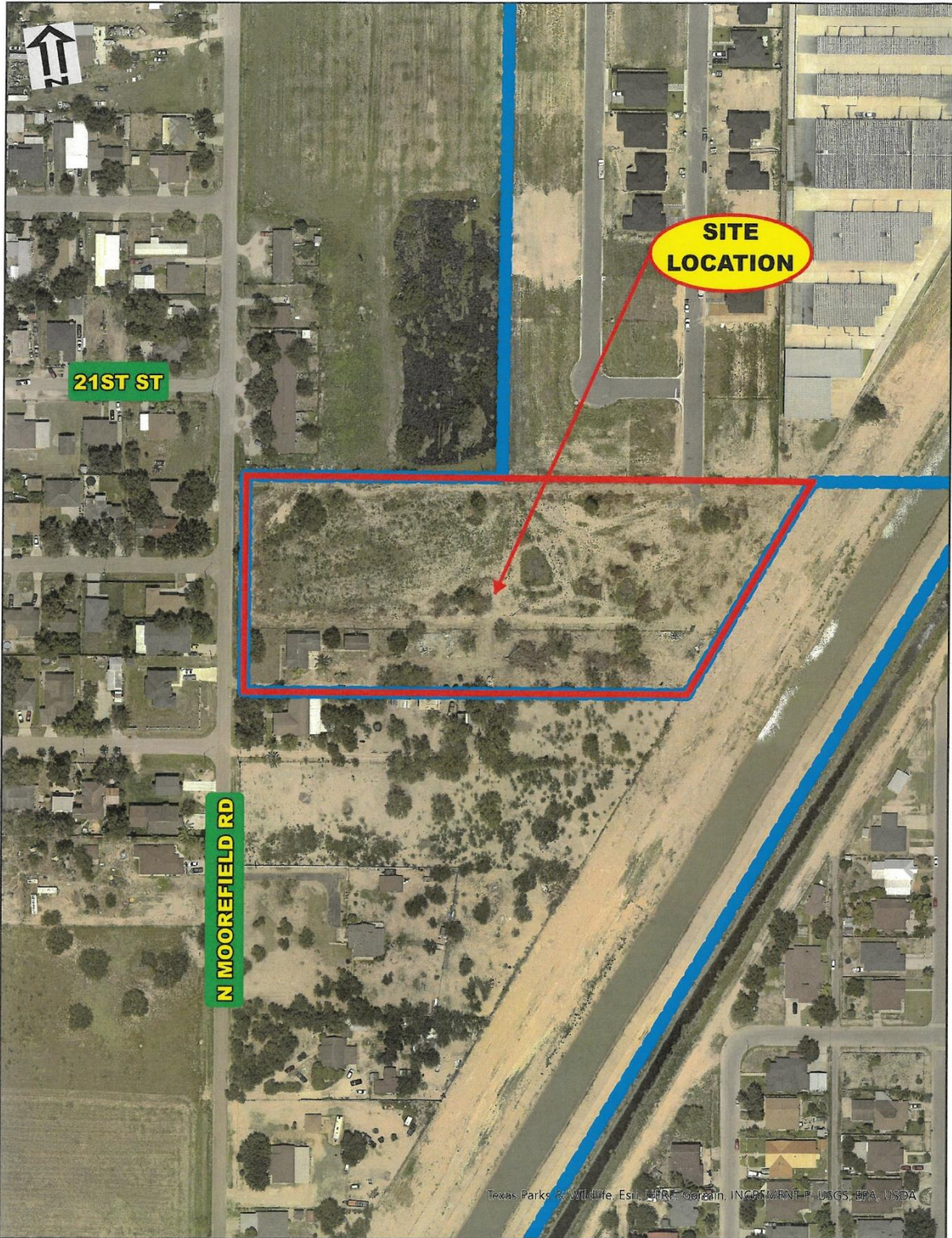
ZONING MAP



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 & PROPOSED SUBDIVISION

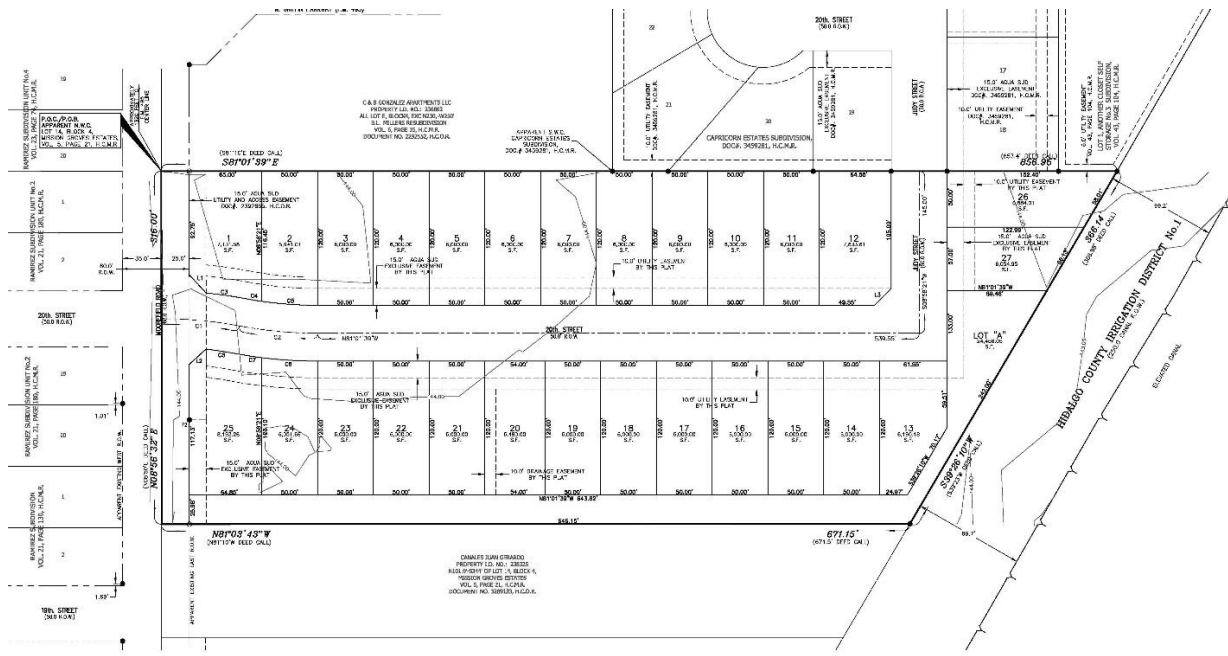
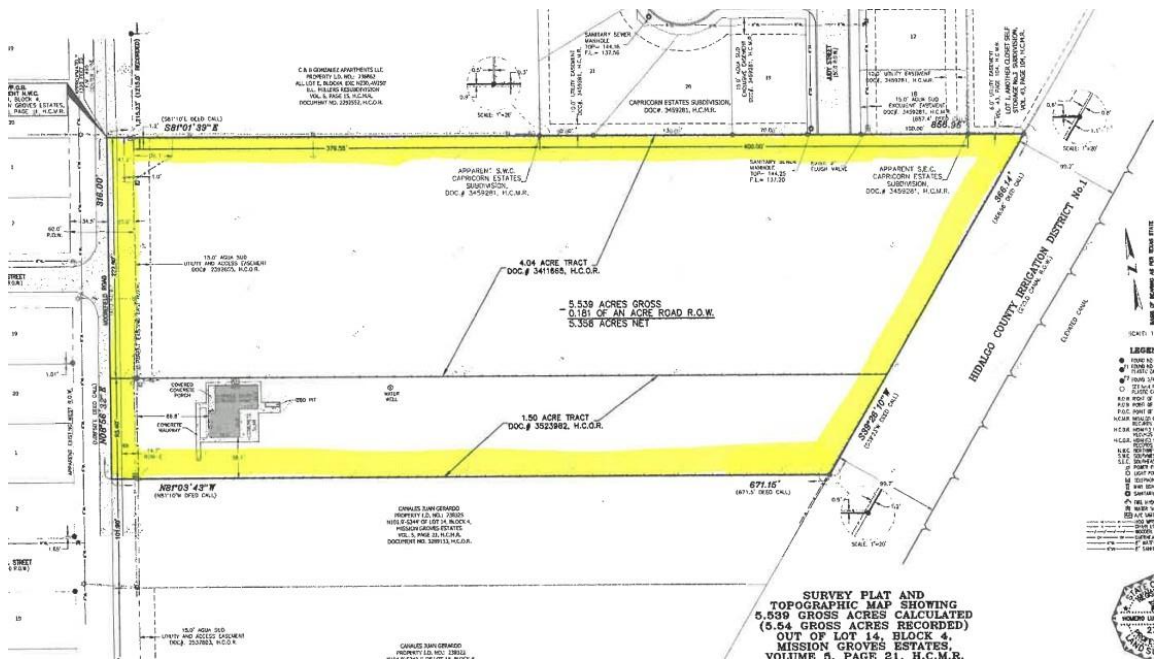
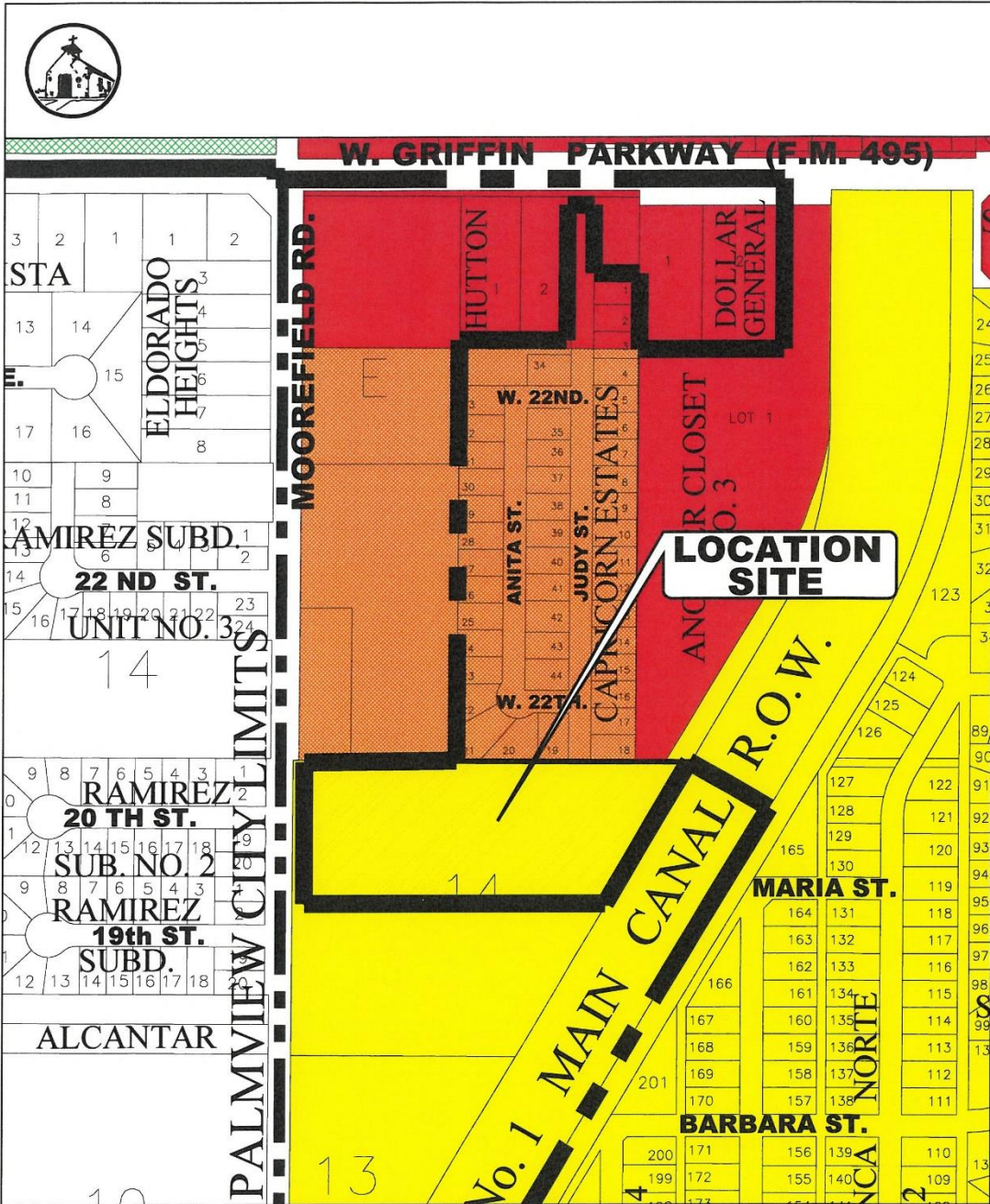


PHOTO OF THE SUBJECT PROPERTY



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_1	addrDelive	addrCity	addrState	addrZip
669457	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
265834	TELLO MARIO ALBERTO & MARIA LOURDES ROSALES MANRIQUEZ	163 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265853	FUENTES SAMUEL & JUDITH	1411 20TH ST	PALMVIEW	TX	78572
265899	MORALES ELIZABETH	181 MOORFIELD	PALMVIEW	TX	78572-7076
265833	RAMIREZ JESUS GUILLERMO	1401 19TH ST	PALMVIEW	TX	78572-2718
265854	GARCIA SONIA L	1415 20TH ST	PALMVIEW	TX	78572
265898	MARTINEZ JUAN & MARIA	181 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265897	REYES RICARDO & ESMERALDA	1413 21ST ST	PALMVIEW	TX	78572-2710
265816	AREVALO JAIME	167 N MOOREFIELD RD	PALMVIEW	TX	78572
265818	DE ANDA SERGIO	1402 19TH ST	PALMVIEW	TX	78572-2716
265855	REYES CIPRIANA	171 N MOOREFIELD RD	PALMVIEW	TX	78572
265881	CASTILLO JASON EMMANUEL	621 W 4TH ST	MISSION	TX	78572-5012
265836	LOPEZ ERIC	177 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265837	COBOS CARLOS N & NORA A	175 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265838	ESCAMILLA RAUL & DALIA	1410 20TH ST	PALMVIEW	TX	78572-2711
236862	C & B GONZALEZ APARTMENTS LLC	614 N CONWAY AVE	MISSION	TX	78572-5358
238322	CANALES JUAN GERARDO	500 WICHITA AVE UNIT #63	MCALLEN	TX	78503-2958
238325	CANALES JUAN GERARDO	1900 N MOOREFIELD RD	MISSION	TX	78572-7723
238326	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
238323	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
1558712	GARCIA ELSA NORA & ALEJANDRO ENSIGNIA	1806 BARBARA ST	MISSION	TX	78572
1558691	REGIOS BUILDERS LLC	2014 W 42ND ST	MISSION	TX	78573-5008
1558690	MM INTERNACIONAL LLC	215 GROVEWOOD AVE	MISSION	TX	78572
1558689	ADABA LLC	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557
1558688	MM INTERNACIONAL LLC	215 GROVEWOOD AVE	MISSION	TX	78572
1558687	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
1558686	REGIOS BUILDERS LLC	2014 W 42ND ST	MISSION	TX	78573-5008
1558685	ADABA LLC	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557
1558684	MARTINEZ EDGAR I	1512 N SANTA FE ST	ALTON	TX	78573
1558683	CANTU ANDRES EDUARDO	1002 MIRACLE LN	MISSION	TX	78572