



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 Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being the East 134’ of Lot 9 and the East 146.8’ of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8th Street. Applicant, Julian Arellano & Noe Salinas - 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 Single-family Residential District (“R-1”) to Office Building District (“C-1”) to develop an office complex.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres).
- The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West.
- The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West.
- 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 staff finds the area to be in transition to light commercial uses.
- Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

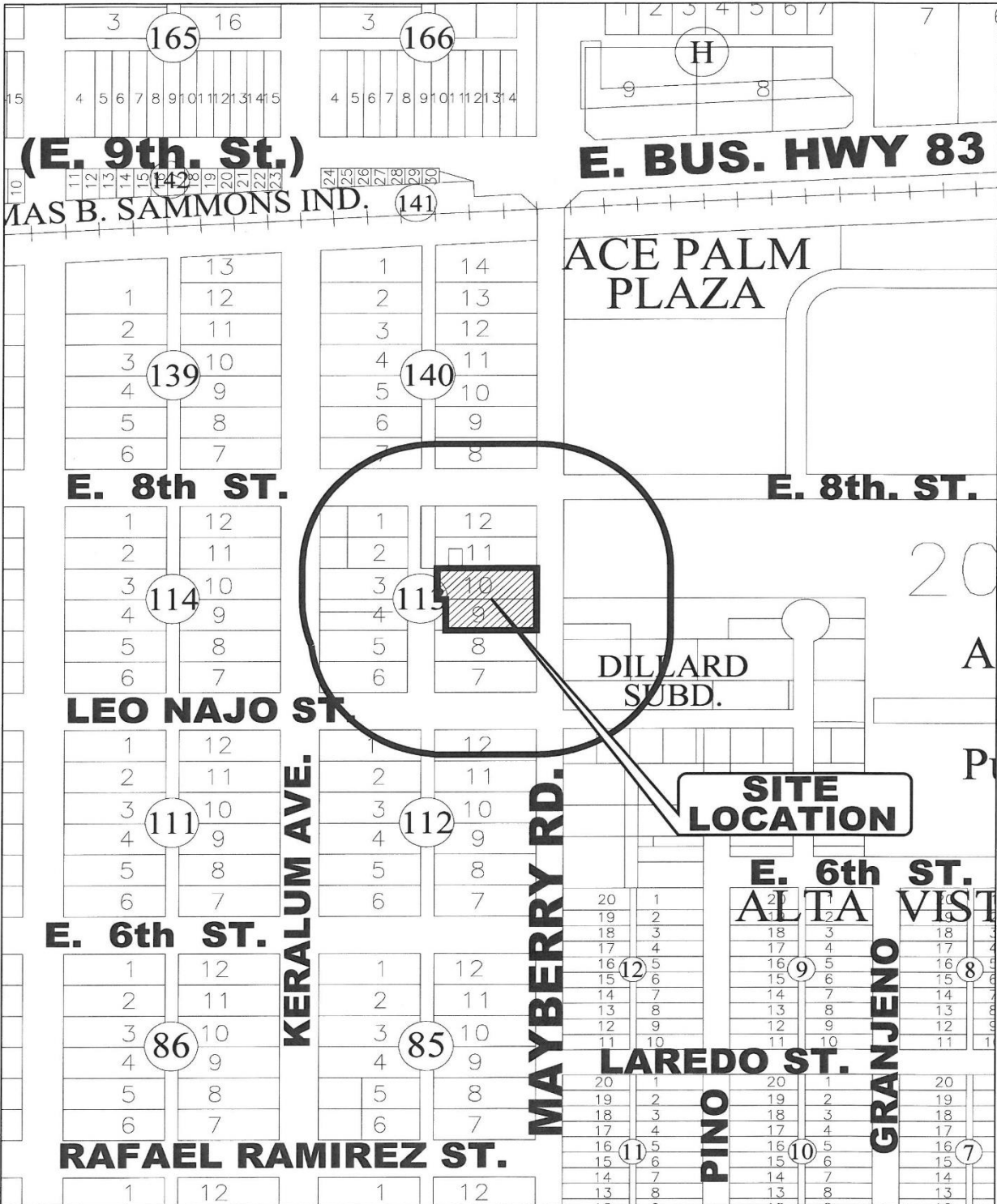
TABLED: _____

_____ 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

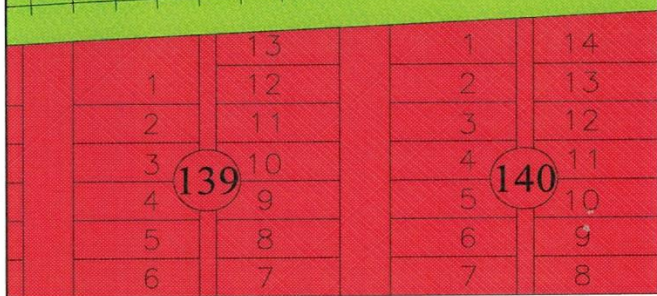


(E. 9th. St.)

E. BUS. HWY 83

IAS B. SAMMONS IND. (141)

ACE PALM PLAZA



E. 8th ST.

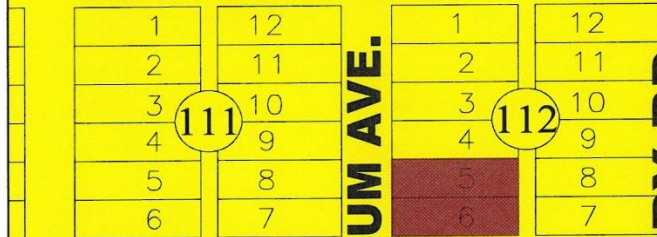
E. 8th. ST.



DILLARD SUBD.

LEO NAJO ST.

SITE LOCATION



E. 6th ST.

E. 6th ST.



ALTA VISTA

LAREDO ST.

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



SURVEY

SURVEY PLAT OF THE EAST 134 FEET OF LOT 9 AND THE EAST 146.80 FEET OF LOT 10 BLOCK 113, ORIGINAL TOWNSITE OF MISSION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2 PAGES 21-22 MAP RECORDS, HIDALGO COUNTY, TEXAS, SEE EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTION

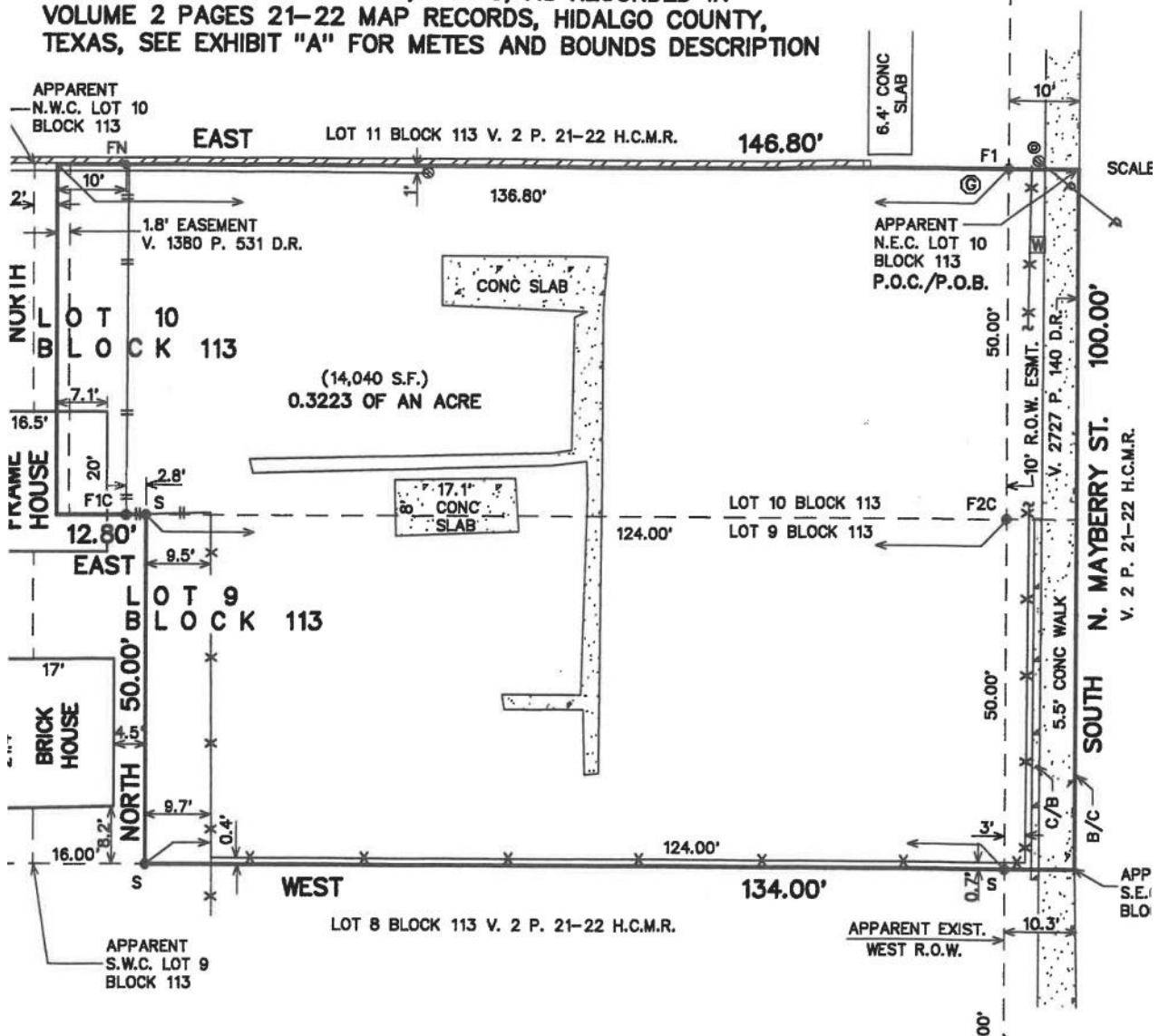


PHOTO OF THE PROPERTY



FUTURE LAND USE MAP

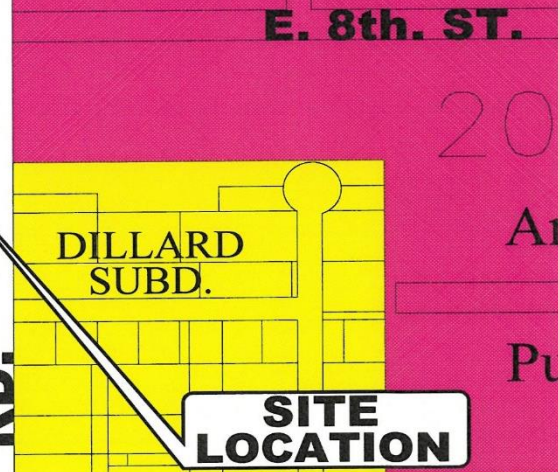


(E. 9th. St.)

E. BUS. HWY 83

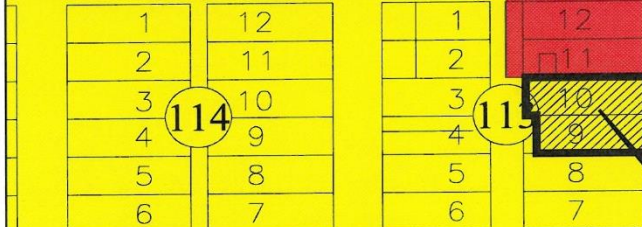
AS B. SAMMONS IND. (141)

ACE PALM PLAZA



E. 8th ST.

E. 8th. ST.



LEO NAJO ST.

DILLARD SUBD.



SITE LOCATION



E. 6th ST.

E. 6th ST.

KERALUM AVE.

MAYBERRY RD.

ALTA VISTA



LAREDO ST.

GRANJENO

FUTURE LAND USE MAP

- LD - Low Density Res.
- LDA - Lower Density Res.
- MD - Moderate Density Res.
- HD - High Density Res.
- ● - Neighborhood Commercial
- GC - General Commercial
- HC - Heavy Commercial
- I - Industrial
- P - Public
- PUD - Planned Unit Development

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
239456	M G VALDEZ LTD	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
239466	CORTINA RAMIRO & PEDRO JR	PO BOX 614	PHARR	TX	78577-1611
793518	SOUTHERN PERA INVESTMENTS LTD CO	PO BOX 614	PHARR	TX	78577-1611
159493	TORRES IRMA KANDY VALDOVINOS	708 N MAYBERRY ST	MISSION	TX	78572-5668
159494	BALDERAS ISMAEL	1404 BARCELONA	MISSION	TX	78572-3390
159485	PUENTE ELIDA MARIA	616 N MAYBERRY ST	MISSION	TX	78572-5666
159490	LERMA MANUEL & LINDA L	4302 CANADIANA LN	MISSION	TX	78572-9448
316771	HOUSING AUTHORITY OF THE CITY OF MISSION	906 E 8TH ST	MISSION	TX	78572-5899
159497	BALDERAS ISMAEL	1404 BARCELONA ST	MISSION	TX	78572-3390
239619	GARCIA MIGUEL ANTONIO	1204 BLUEBIRD AVE	MCALLEN	TX	78504-3537
239620	TREVINO NOE & MARIA E	1411 ELM DR	MISSION	TX	78572-4517
541990	CORTINA RAMIRO & PEDRO JR	PO BOX 614	PHARR	TX	78577-1611
239475	MARES PEDRO	610 GOODWIN ACRES RD	PALMVIEW	TX	78574
239473	CARDENAS MARIA PLACIDA	701 N MAYBERRY ST	MISSION	TX	78572-5667
239477	AMADOR NOE SALINAS & JULIAN ARELLANO	520 E 11TH ST	MISSION	TX	78572-4215
239474	SEPULVEDA EUGENIO D & MARIA G	705 N MAYBERRY RD	MISSION	TX	78572
239472	CARDENAS MARIA PLACIDA	701 N MAYBERRY ST	MISSION	TX	78572-5667
239471	MARTINEZ MARIA IRMA	700 N KERALUM AVE	MISSION	TX	78572-5648
239470	CANTU HECTOR R	704 N KERALUM AVE	MISSION	TX	78572-5648
239469	ORTEGA DINA DEE & RAUL JR	708 N KERALUM AVE	MISSION	TX	78572
239467	LONGORIA ROSA HUERTA	702 E 8TH ST	MISSION	TX	78572-5630
239468	RAMIREZ BENITO	904 S GARZA AVE	LA JOYA	TX	78560