



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 Duplex-Fourplex Residential District (“R-2”) to Office Building District (“C-1”), being all of Lot 1, Block 4, and a 0.213 gross acre tract of land, being a portion of that abandoned and vacated Bryce Drive between Blocks 3 & 4, Bryan Park Addition Subdivision, located along the East side of Bryan Road approximately 1,500 feet North of U.S. Business 83. Applicant, Series 3-Rentals c/o Noralinda Gonzalez 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 12, 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 Duplex-Fourplex Residential District (“R-2”) 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 property measures 88 feet along Bryan Road and has a depth of 300 feet along the South side and 310 feet along the North side for a total area of 0.613 acres.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North, Large Lot Single Family (R-1A) District to the East, Single-family Residential (R-1) District to the South, and Office Building (C-1) to the West. There are Multifamily Residential (R-3) and Public (P) Districts in the vicinity.
- The property is vacant. The surrounding land uses are vacant properties to the North and south, a single-family home to the East and an apartment complex to the West. In addition, the Mission ISD administrative offices are located to the Northwest.
- The Future Land Use Map shows the property designated for lower 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 sixteen (16) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

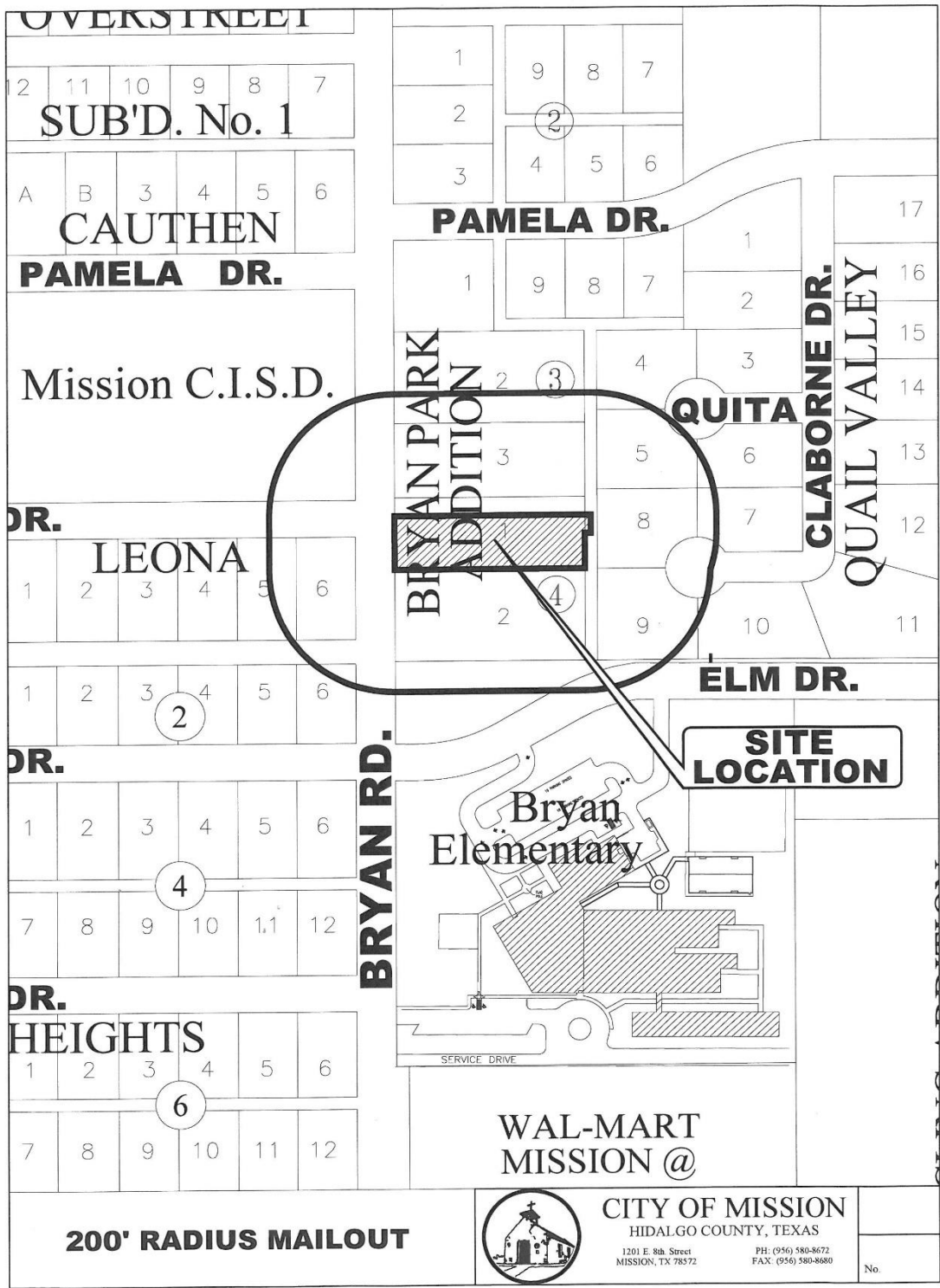
Staff recommends approval.

Departmental Approval: N/A
Advisory Board Recommendation: Approval
City Manager's Recommendation: Approval <i>JP7</i>

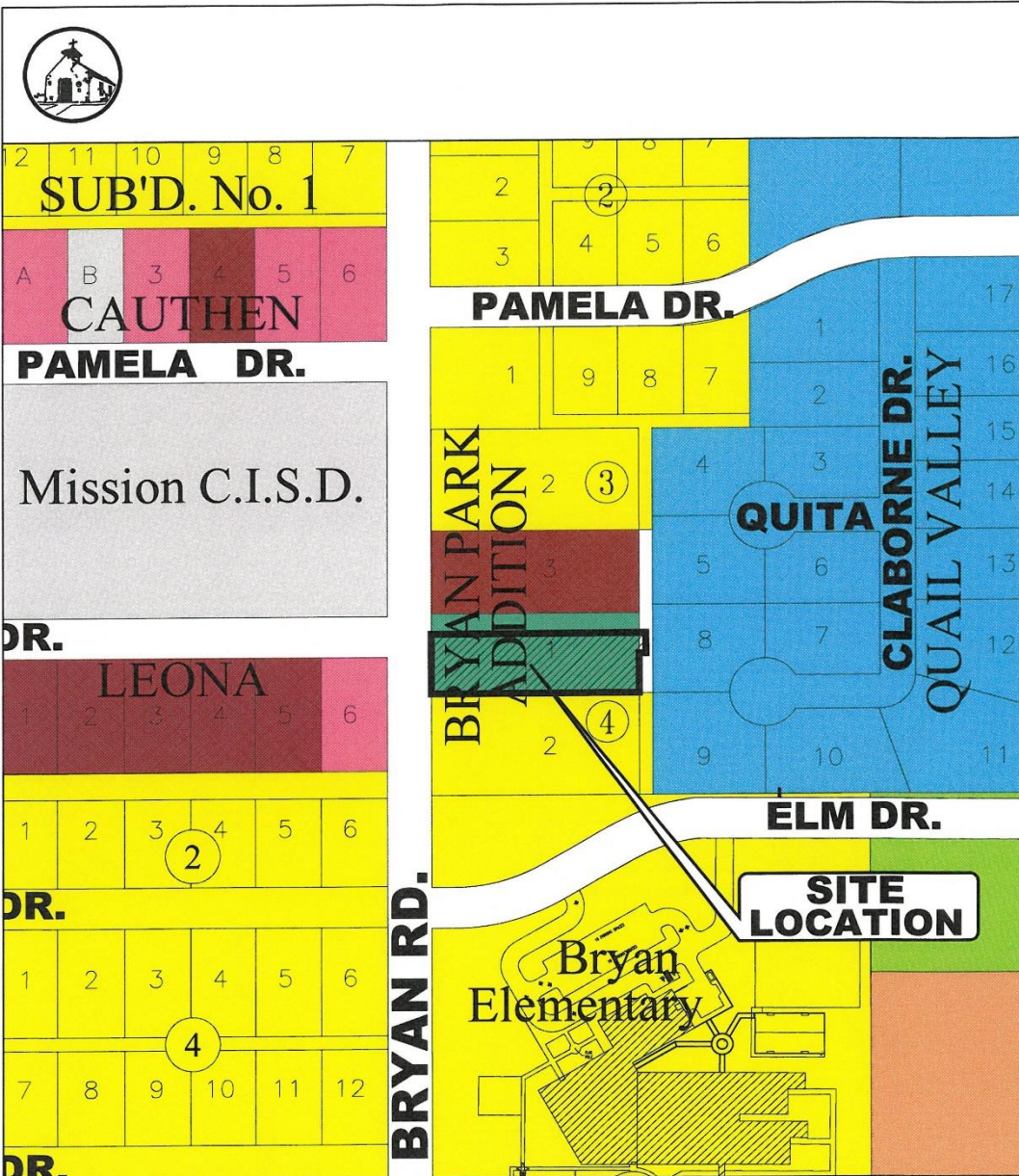
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
 _____ NAYS
 _____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



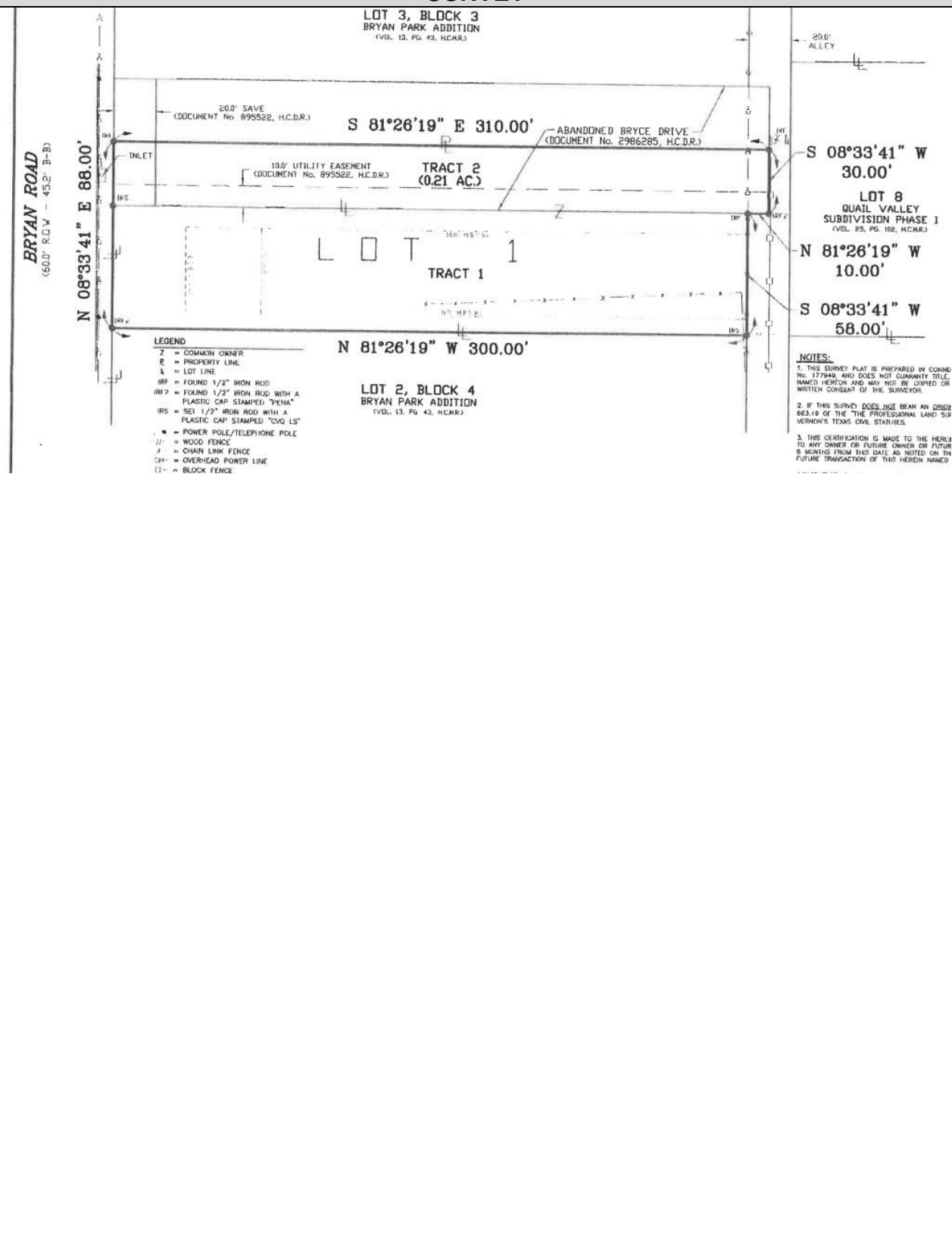
ZONING LEGEND

■ A0-I AGRICULTURAL OPEN INTERIM	■ R-3 MULTI-FAMILY RESIDENTIAL	■ C-4 HEAVY COMMERCIAL
■ 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



SURVEY



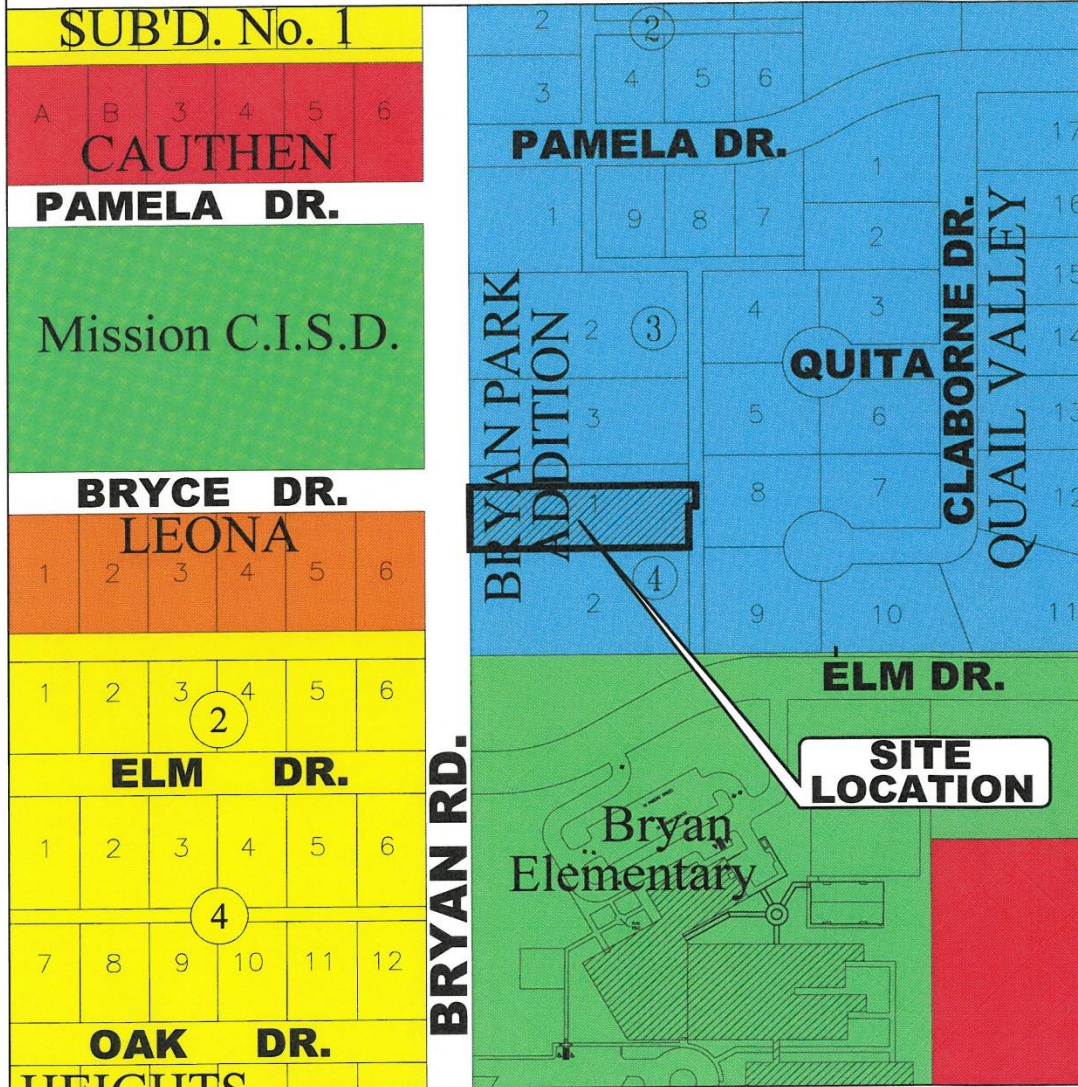
- LEGEND**
- Z = COMMON OWNER
 - E = PROPERTY LINE
 - L = LOT LINE
 - IR 1 = FOUND 1/2" IRON ROD
 - IR 2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENA"
 - IR 3 = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "NO. 15"
 - = POWER POLE/TELEPHONE POLE
 - || = WOOD FENCE
 - X = CHAIN LINK FENCE
 - OH = OVERHEAD POWER LINE
 - = BLOCK FENCE

- NOTES:**
1. THIS SURVEY PLAT IS PREPARED BY CONNE NO. 177948, AND DOES NOT GUARANTEE TITLE, BOUNDARIES AND MAY NOT BE COPIED OR WRITTEN CONSIST OF THE SURVEYOR.
 2. IF THIS SURVEY DOES NOT BEAN AN ORDER 683.19 OF THE "THE PROFESSIONAL LAND SURVEYOR'S TEXAS CIVIL STATUTES."
 3. THIS CERTIFICATION IS MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF TO ANY OWNER OR FUTURE OWNER OR FUTURE 6 MONTHS FROM THIS DATE AS NOTED ON THE FUTURE TRANSACTION OF THIS HEREIN NAMED

PHOTO OF THE 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 |

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
264090	BROWNFIELD MITCHELL GREGORY & ROSIO	1309 QUITA CIR	MISSION	TX	78572
264093	DE LA ROSA JUAN J & NORMA B	1303 CLABORNE ST	MISSION	TX	78572-4309
316812	MISSION CONSOLIDATED	1116 N CONWAY AVE	MISSION	TX	78572-4103
218182	JIM & MARY KAY MOFFITT FAMILY LTD	1128 PECAN BLVD	MCALLEN	TX	78501-7872
127893	SERIES 3-RENTALS	PO BOX 1886	MISSION	TX	78573-0031
127894	SHIBA TOM MASAMI	PO BOX 8580	HIDALGO	TX	78557-8580
127886	ACEVEDO SILVESTRE & REBECCA	901 BARNES	MISSION	TX	78572-3542
264089	ROJAS LEONARDO & MAGDALENA	1311 QUITA CIR	MISSION	TX	78572-4342
264091	SANCHEZ GILBERT & PATRICIA	1307 CLABORNE	MISSION	TX	78572-4309
264094	PEREZ TOMAS & MARY LOU	1301 CLABORNE ST	MISSION	TX	78572-4309
264095	STINSON GERALD RAY & ELIZABETH	1300 CLABORNE ST	MISSION	TX	78572-4366
218181	LAMAR DESIGNS LLC	1206 LINDBERG	PALMHURST	TX	78573-1354
264092	EL MESIAS UNITED METHODIST CHR	PO BOX 1787	MISSION	TX	78573
127885	ALGRIM NANCY RAYLENE	1400 N BRYAN RD	MISSION	TX	78572-4347
641627	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
258204	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649