



MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To Consider a Rezoning request from Single Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 13, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- April 2, 2025 – Public hearing and consideration of the rezoning request by the Planning and Zoning Commission
- April 14, 2025 – Public hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant is requesting to rezone the subject property from Single Family Residential District ("R-1") to Duplex-fourplex District ("R-2") to allow a fourplex multifamily residential development **(ATTACHMENT I)**.
- The subject property measures 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There is a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot is 8,200 square feet. The subject property exceeds the minimum lot size by 9,800 square feet. **(ATTACHMENT II)**.
- The surrounding zones consist of Single-family Residential District ("R-1") to the North, East and South and Duplex-Fourplex Residential District ("R-2") to the West **(ATTACHMENT III)**.
- The surrounding land uses consist of single-family residential homes in all directions **(ATTACHMENT IV)**.
- The future land use map designates this property as Low Density Residential **(ATTACHMENT V)**. The requested rezoning is in line with the adopted comprehensive plan
- Staff mailed out (30) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.

STAFF RECOMMENDATION

Approval

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

ALAMITOS
7th ST.

COLONIA GARCIA
GARCIA AVE.

COLONIA GARCIA
GONZALEZ SUBD.

WASHINGTON

MERCADO SUB.

BROWNING SUBD.

BLAKE ST.

MISSION ACRES

NERIDA

GAINES SUBD.

LEE ST.

TOLLE SUBDIVISION NO. 2

BARNES ST.

BARNES

WASHINGTON AVE.

ROSIE ACRES LOT 3 & 4

MANGUM ST.

ESPERANZA SUBDIVISION

MISSION ACRES

WHITE ST.

ESPERANZA No. 2

MS ST.

LEE ST.

WASHINGTON AVE.

TRUMAN AVE.

EBANOS RD.

MISSION JAYCE Park

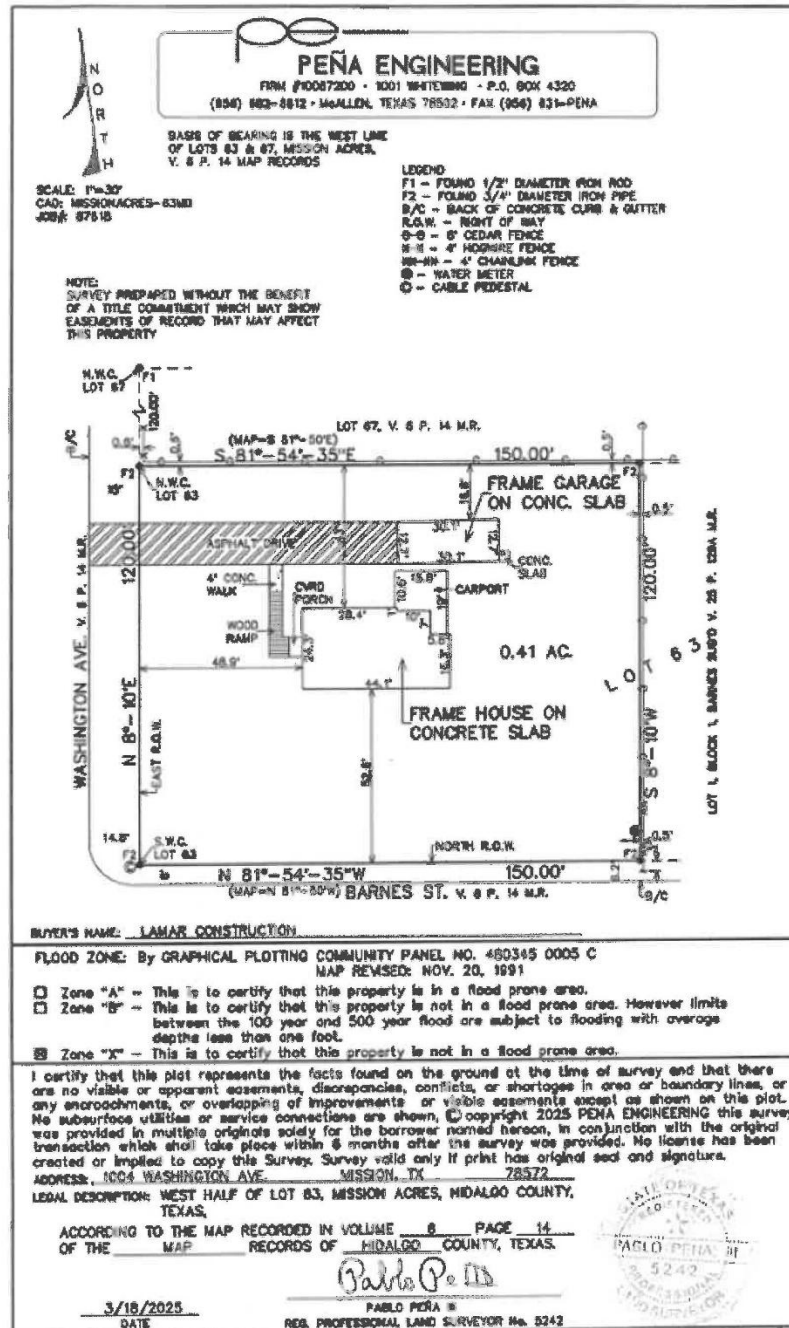
EL DIVINO REDENTOR

HOLLYFIELD DR

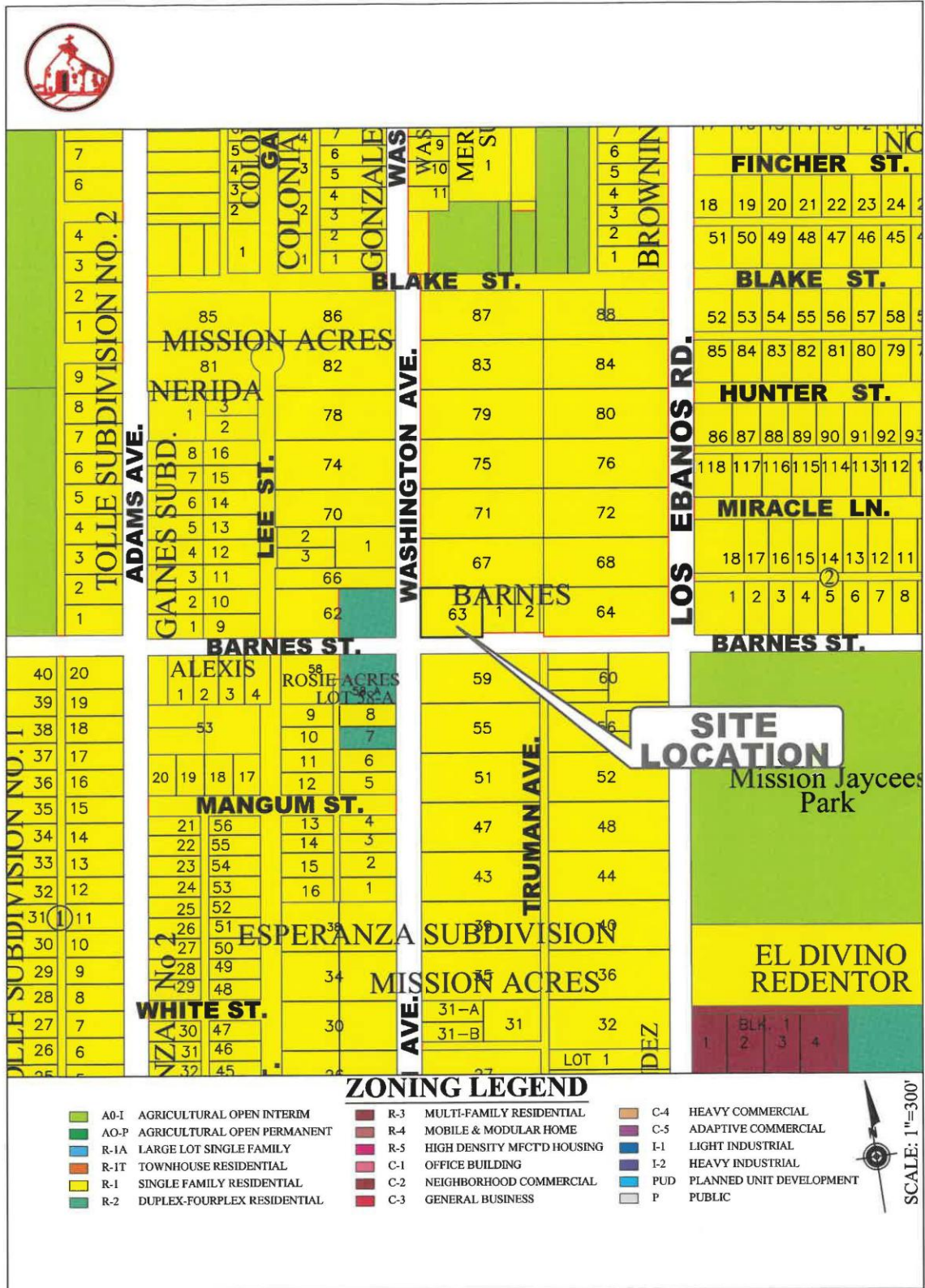
LOT 1

CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

ATTACHMENT II - SURVEY



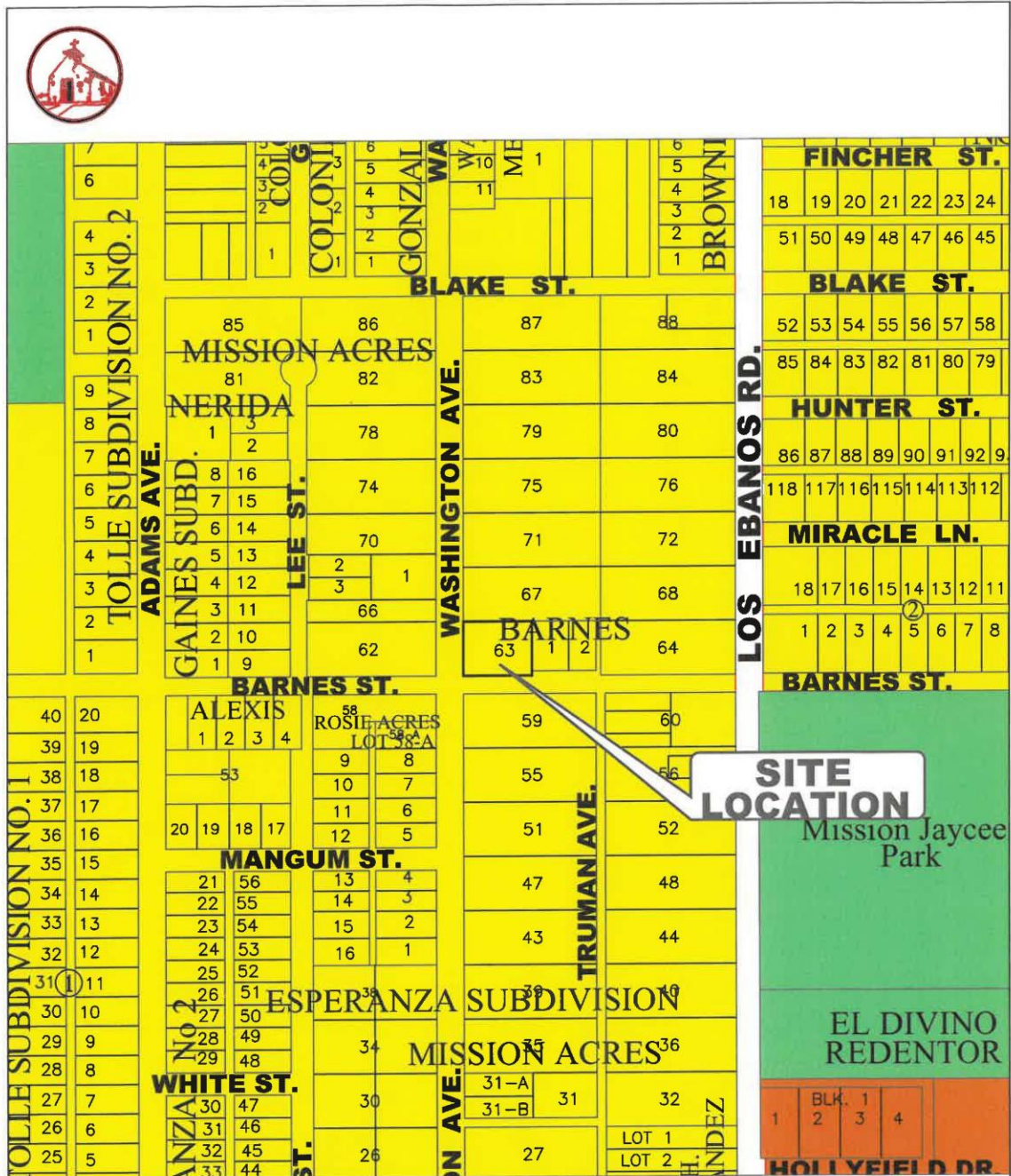
ATTACHMENT III - ZONING MAP



ATTACHMENT IV - AERIAL



ATTACHMENT V - 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 |



SITE PHOTO FROM WASHINGTON AVENUE



SITE PHOTO FROM BARNES STREET



MAIL OUT LIST

(237960)
GARZA CONSUELO M &
JOSE F GARZA ETAL
611 N SAINT MARIE ST
MISSION TX US 78572-5655

(237954)
RIOS RAUL
1007 WASHINGTON ST
MISSION TX US 78572-3423

(20830548)
CARDOZA NOEMI LERMA
1001 WASHINGTON ST
MISSION TX US 78572-3423

(171093)
GAMEZ GERARDO & LAURA
993 WASHINGTON ST
MISSION TX US 78572-3434

(237957)
GARCIA CONRADO & MARIA D S
1014 WASHINGTON ST
MISSION TX US 78572-3424

(122295)
GARCIA NORMA O
1513 BARNES ST
MISSION TX US 78572-3405

(237968)
GARCIA RENE & SYLVIA
1022 WASHINGTON AVE
MISSION TX US 78572-3424

(237942)
PALOMARES MARIA NATALIA
GUTIERREZ C/O JORGE LUIS
PALOMARES ET AL
998 WASHINGTON AVE
MISSION TX US 78572-3422

(237944)
OLIVARES EDUARDO
1508 BARNES ST
MISSION TX US 78572-3406

(237932)
CERVANTES SANTIAGO
415 CAVAZOS ST
EDINBURG TX US 78539-9609

(537262)
MARIN LAURA MANCERA
1015 WASHINGTON ST
MISSION TX US 78572

(237947)
MARRUFO YOLANDA LERMA
1001 WASHINGTON ST
MISSION TX US 78572-3423

(237940)
GARZA BRIAN ANTONIO
1604 BARNES ST
MISSION TX US 78572-3408

(237967)
GARCIA EVA PENA
JORGE L & YOLANDA SANCHEZ
1022 WASHINGTON ST
MISSION TX US 78572-3424

(237956)
ALVAREZ ROBERTO J
1010 WASHINGTON ST
MISSION TX US 78572-3424

(122296)
KARR MARIA PENA
9950 5 ST
HOUSTON TX US 77064-6200

(237953)
RODRIGUEZ ENRIQUE R
6012 RIO GRANDE CARE RD
EDINBURG TX US 78541-6660

(237943)
VASQUEZ SALLY A & ROLANDO
PO BOX 768
SULLIVAN CITY TX US 78595-0768

(237946)
BALLEZA HUGO & BELINDA
994 TRUMAN ST
MISSION TX US 78572-3444

(237933)
BALLEZA JOSE A & OFELIA
989 TRUMAN ST
MISSION TX US 78572-3446

(237955)
CARDENAS BALTAZAR
1014 LEE ST
MISSION TX US 78572-3430

(237948)
SALINAS HERACLIO
1609 BARNES ST
MISSION TX US 78572-3407

(533961)
PENA RODRIGO H & KARINA
1512 ELM DR
MISSION TX US 78572-4507

(237968)
GARCIA RENE & SYLVIA
1022 WASHINGTON AVE
MISSION TX US 78572-3424

(237949)
BARRERA HECTOR JAVIER &
MARIA DEL ROSARIO
1413 EASTVIEW CIR
PALMVIEW TX US 78574-0429

(237969)
SILVA BENITO A & MIREYDA
RODRIGUEZ SILVA
1008 DATE LN
MISSION TX US 78572-6005

(237952)
CERDA GLORIA L
1507 BARNES ST
MISSION TX US 78572-3405

(237941)
CASTANON VICTOR HUGO JR
1510 BARNES ST
MISSION TX US 78572-3406

(237930)
YBARRA JOSE DAVID
424 S COUNTY ROAD 1140
RIVIERA TX US 78379-3526

(237929)
SALINAS SUJAIRA C/O SAN
JUANITA SALINAS & STEPHANIE DE
LEON
991 TRUMAN AVE
MISSION TX US 78572-3446

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST ONE-HALF OF LOT 63, MISSION ACRES
SUBDIVISION, LOCATED AT 1004 WASHINGTON AVENUE, FROM R-1 (SINGLE FAMILY
RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX DISTRICT)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
The Wet one-half of Lot 63, Mission Acres Subdivision	R-1	R-2

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary