



MEETING DATE: December 3, 2025

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 Duplex-Fourplex Residential District (“R-2”), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 7, 2025 – Application for rezoning submitted for processing.
- November 22, 2025 – 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.
- December 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 13, 2025 – 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 Duplex-Fourplex Residential District (“R-2”) to develop a duplex or a triplex at the site.
- The lot of record has 7,500 square feet in area and measures 50 feet along Nicholson Avenue with a depth of 150 feet.
- The surrounding zoning is Single-family Residential (R-1) in all directions with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential (R-2).
- The surrounding land uses include single-family homes to the North and West and triplex multifamily development to the South and East. At the NE corner of 4th and Nicholson there is an 8-unit apartment complex. Comprehensive rezoning of this neighborhood took place back in 2006 that made the triplexes and the apartment complex a legal non-conforming use.
- The subject property has a single-family home.
- 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.
- Notices were mailed to 24 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends denial to the rezoning request.



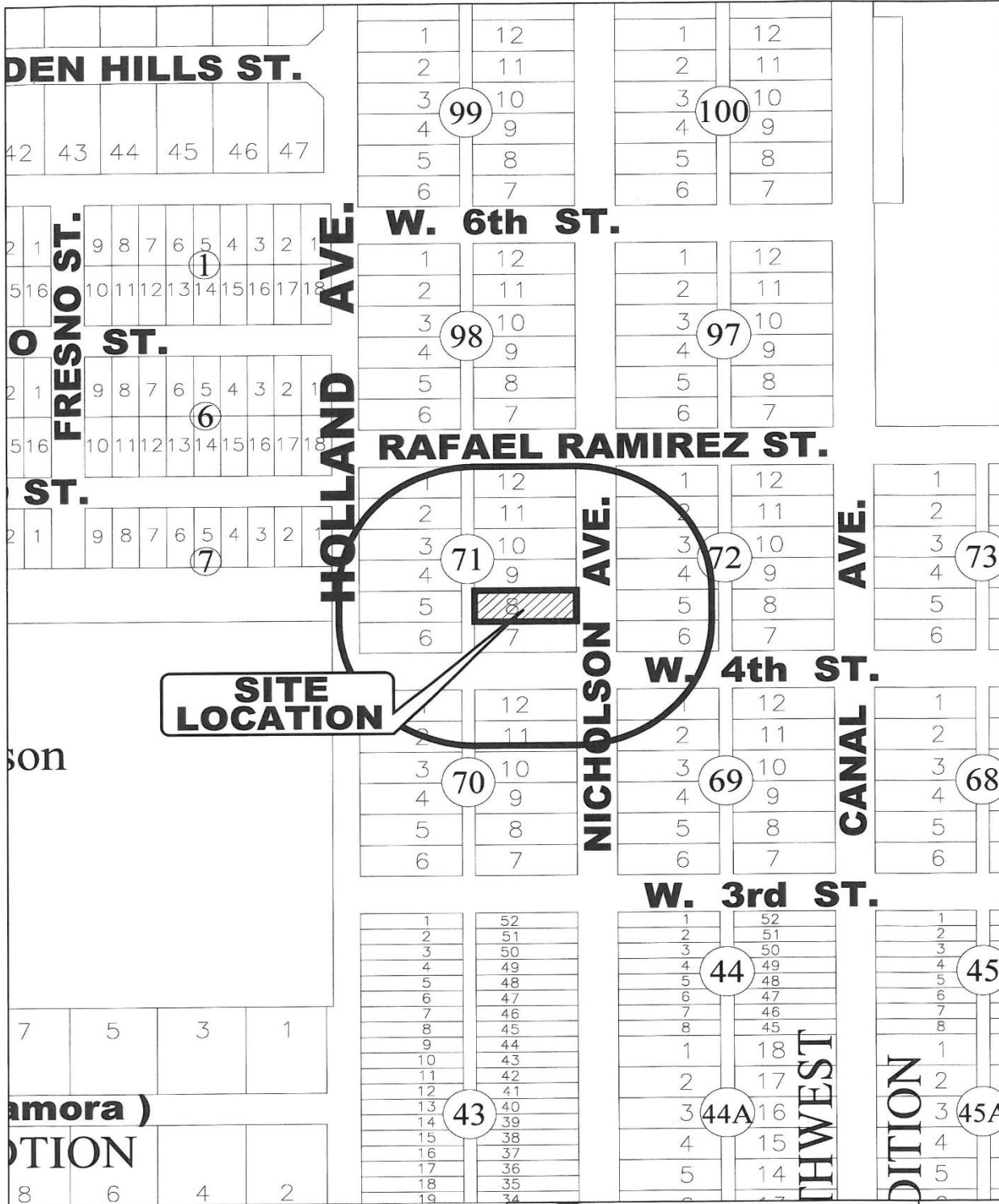
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



**SITE
LOCATION**

200' RADIUS MAILOUT



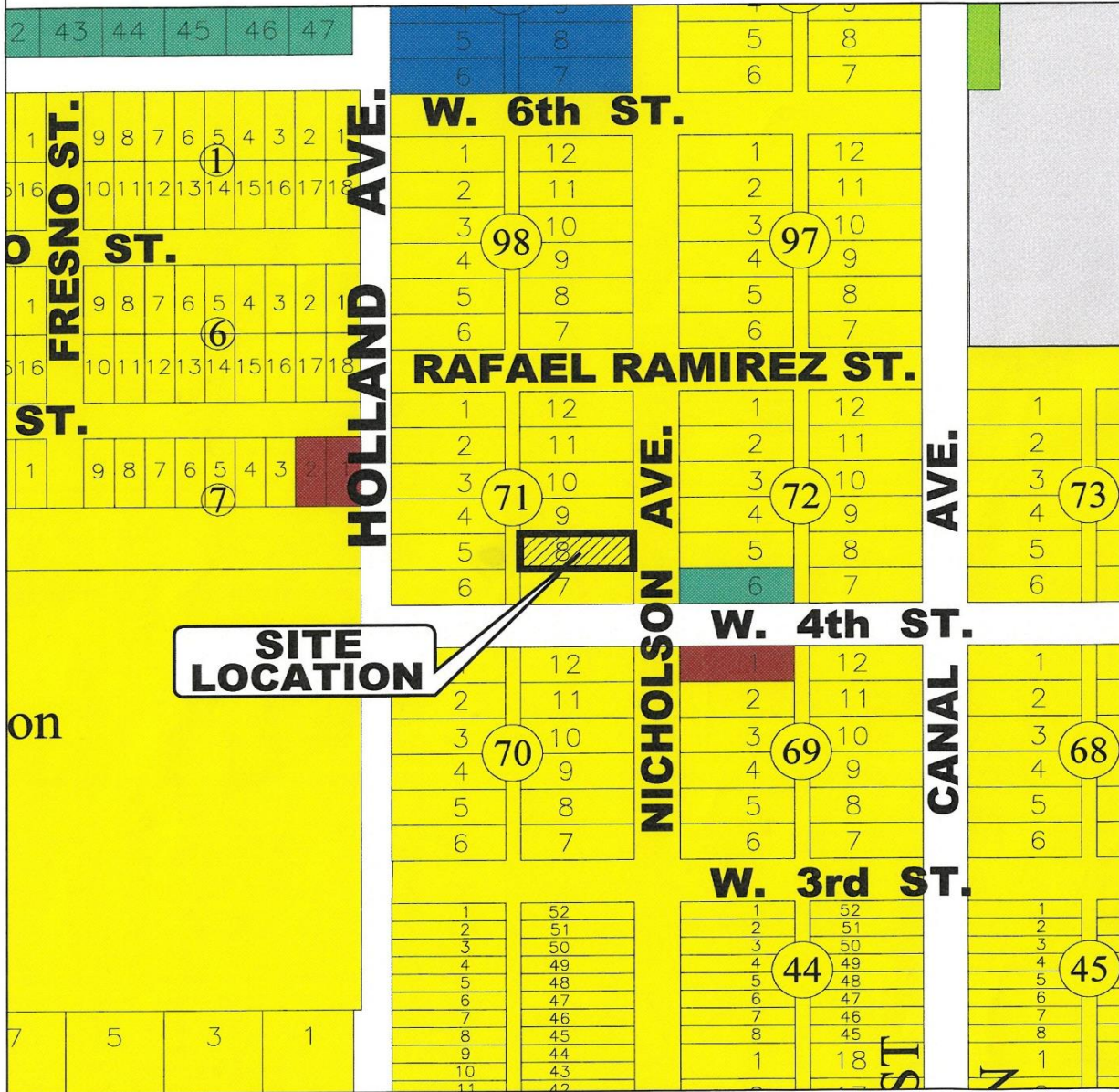
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



SITE LOCATION

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 MCT'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**

N NICHOLSON AVE.

W 4TH ST.

PROPERTY SURVEY

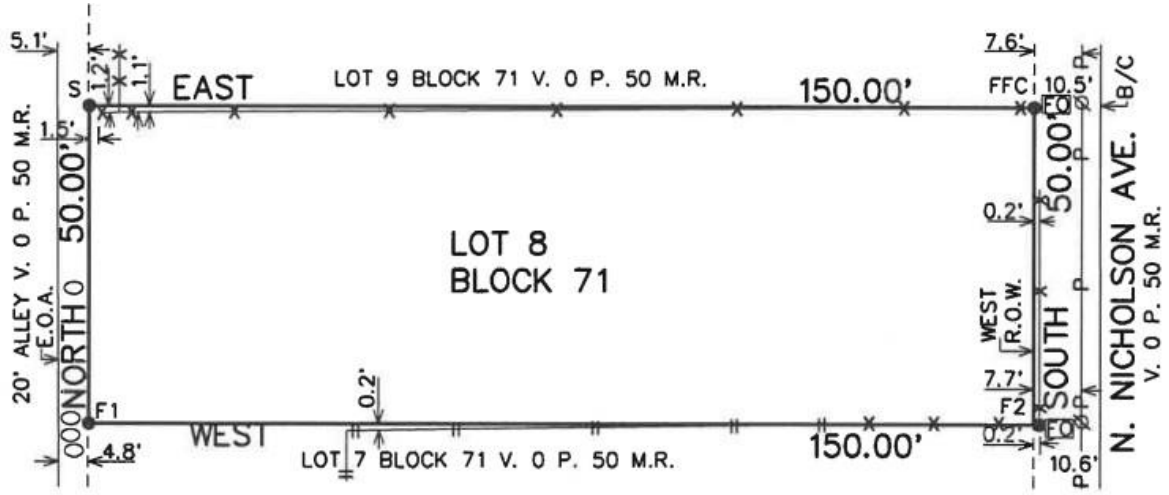
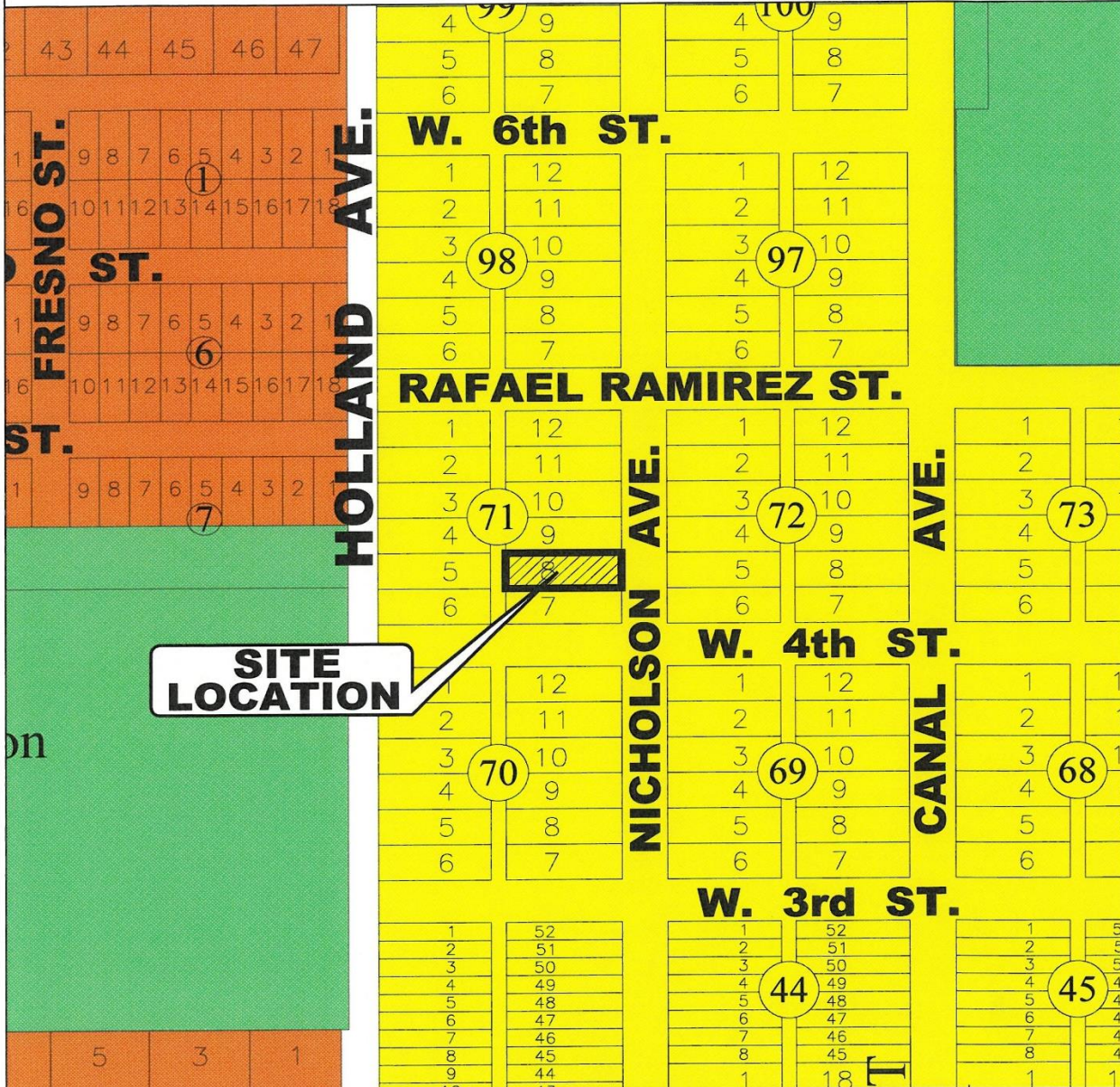


PHOTO OF THE SUBJECT PROPERTY



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	geolD	name	addrDelive	addrCity	addrState	addrZip
239084	M5200-00-072-0005-00	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
239048	M5200-00-069-0002-00	FLORES SAN JUANITA	318 N NICHOLSON AVE	MISSION	TX	78572-5041
239058	M5200-00-070-0002-00	TAPIA JESUS C MARTINEZ	721 W 4TH ST	MISSION	TX	78572-5014
239073	M5200-00-071-0009-00	PRUNEDA AUGUSTIN	1405 TERRACE DR	MISSION	TX	78572-3204
239047	M5200-00-069-0001-00	SALAZAR ANTONIO JR	128 UPLAND DR	GEORGETOWN	TX	78628-2395
239080	M5200-00-072-0002-00	LOPEZ LETICIA ET AL	416 N NICHOLSON AVE	MISSION	TX	78572
239083	M5200-00-072-0004-00	VERA MARTIN HERNANDEZ & ANA I MARTINEZ TAPIA	1027 S LA HOMA RD	MISSION	TX	78572-9148
239064	M5200-00-070-0011-00	VASQUEZ ESPERANZA B	319 N NICHOLSON AVE	MISSION	TX	78572-5040
239057	M5200-00-070-0001-00	TAPIA JESUS C MARTINEZ & ALONDRA AMEZUA	721 W 4TH ST	MISSION	TX	78572-5014
239077	M5200-00-071-0012-00	GONZALEZ PABLO JR	421 N NICHOLSON AVE	MISSION	TX	78572-5042
239069	M5200-00-071-0006-00	REYNA SYLVIA	722 W 4TH ST	MISSION	TX	78572-5015
239074	M5200-00-071-0010-00	TREVINO JOSE GUADALUPE & ROSALINDA	415 N NICHOLSON	MISION	TX	78572-5042
239070	M5200-00-071-0007-00	GARZA MARTIN JR & ISABEL B	1401 BARCELONA ST	MISSION	TX	78572-3385
239072	M5200-00-071-0008-00	RODRIGUEZ INEZ	405 N NICHOLSON AVE	MISSION	TX	78572-5042
239079	M5200-00-072-0001-10	RODRIGUEZ ROSA MARIA	4205 WINTEX LN	MISSION	TX	78572-9419
239078	M5200-00-072-0001-00	HERNANDEZ GLORIA	613 W 5TH ST	MISSION	TX	78572-5016
239082	M5200-00-072-0003-10	WINGER MELIDA C	1404 S BUNNY ST	ALTON	TX	78573-6852
239085	M5200-00-072-0006-00	VILLARREAL MAGDA	2028 SCHOOL LN	MISSION	TX	78572-4614
239086	M5200-00-072-0006-10	VILLARREAL MAGDA LEE	2028 SCHOOL LN	MISSION	TX	78572-4614
239075	M5200-00-071-0011-00	REYNA MONICA CUST FOR JORGE LUIS ESTRADA	419 N NICHOLSON AVE	MISSION	TX	78572-5042
239076	M5200-00-071-0011-10	HERNANDEZ BENIGNO & SUJEY MUNIZ	417 N NICHOLSON AVE	MISSION	TX	78572-5042
239068	M5200-00-071-0002-00	MARTINEZ ANTONIA S	400 N HOLLAND AVE	MISSION	TX	78572-4914
239067	M5200-00-071-0001-00	VASQUEZ TEODORO S	402 N HOLLAND AVE	MISSION	TX	78572-4914
239065	M5200-00-070-0012-00	PENA VERNON E JR & YULIANA T MARTINEZ PEREZ	2808 E GARFIELD AVE	ALTON	TX	78573