



MEETING DATE: October 21, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM - Director of Planning
AGENDA ITEM: Discussion and Possible Action on Matters Related to Adoption of Ordinance #____ amending Appendix A, Article V, Section 1.20 and Section 1.21 of the City of Mission Code of Ordinances regarding the governing-body hearing notice, publication requirement, and the posting of a notice sign on the affected property – Cervantes

NATURE OF REQUEST:

The City's current zoning regulations establish certain hearing notice and publication requirements regarding proposed zoning amendments in Section 1.20 and Section 1.21.

The Texas Legislature has subsequently amended Chapter 211 of the Texas Local Government Code, through House Bill 24, effective September 1, 2025, amending the governing-body hearing notice requirement in Section 211.006(a) notice published in the newspaper and, if applicable, on the City's website before the 15th day before the hearing, and added Section 211.0073, which requires the Zoning Commission of a home-rule city to post a sign on the affected property (or in the public right-of-way for a City initiated change affecting multiple properties) no later than the 10th day before the Commission's hearing on a proposed change in zoning classification that does not apply to the whole City, and to keep it posted until the Council's final determination.

Staff is recommending that the City Council amend Section 1.20 and Section 1.21 to comply with House Bill 24.

The propose ordinance would do the following:

- Published notice in the newspaper and, if applicable, on the City's website before the 15th day before the hearing
- Post a (24 by 48 inches) sign at the affected property (or in the public right-of-way for a City initiated change affecting multiple properties) no later than the 10th day before the Commission's hearing on a proposed change in zoning classification that does not apply to the whole City, and to keep it posted until the Council's final determination.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval of ordinance amendment.

Departmental Approval: Enter Department Name _____

Advisory Board Recommendation: Enter Recommendation

City Manager's Recommendation: Enter Recommendation

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____