



**MEETING DATE:** September 17, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 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 Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A") to develop a single-family residential development.
- The irregular-shaped tract of land has 9.851 acres in area and measures 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West, Large Lot Single-family Residential (R-1A) to the North, Large Lot Single-family Residential (R-1A), Single-family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East.
- The surrounding land uses include single-family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads.
- The subject property has stables and is vacant.
- The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

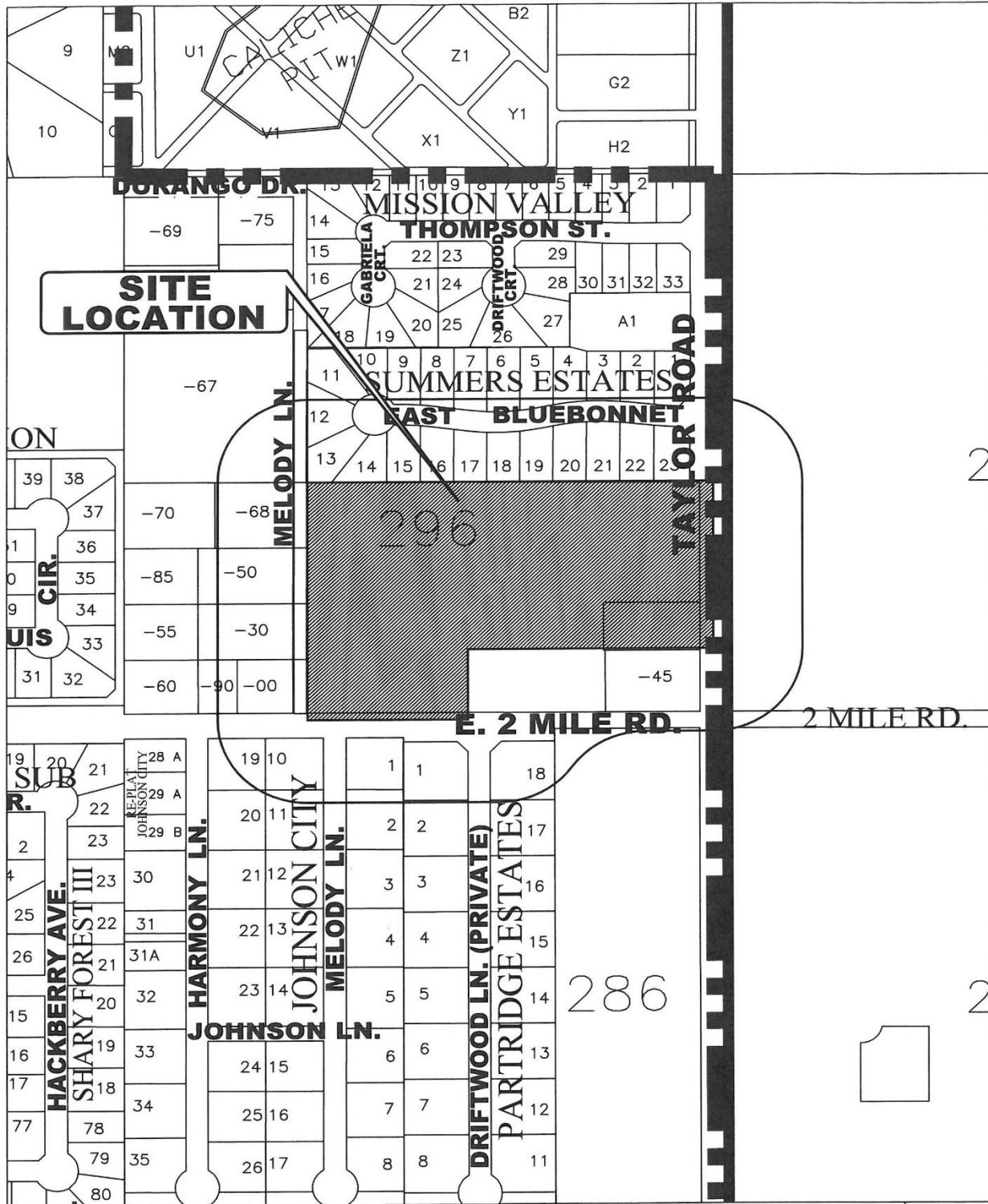
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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____

_____	AYES
_____	NAYS
_____	DISSENTING

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# LEGAL NOTICE MAP



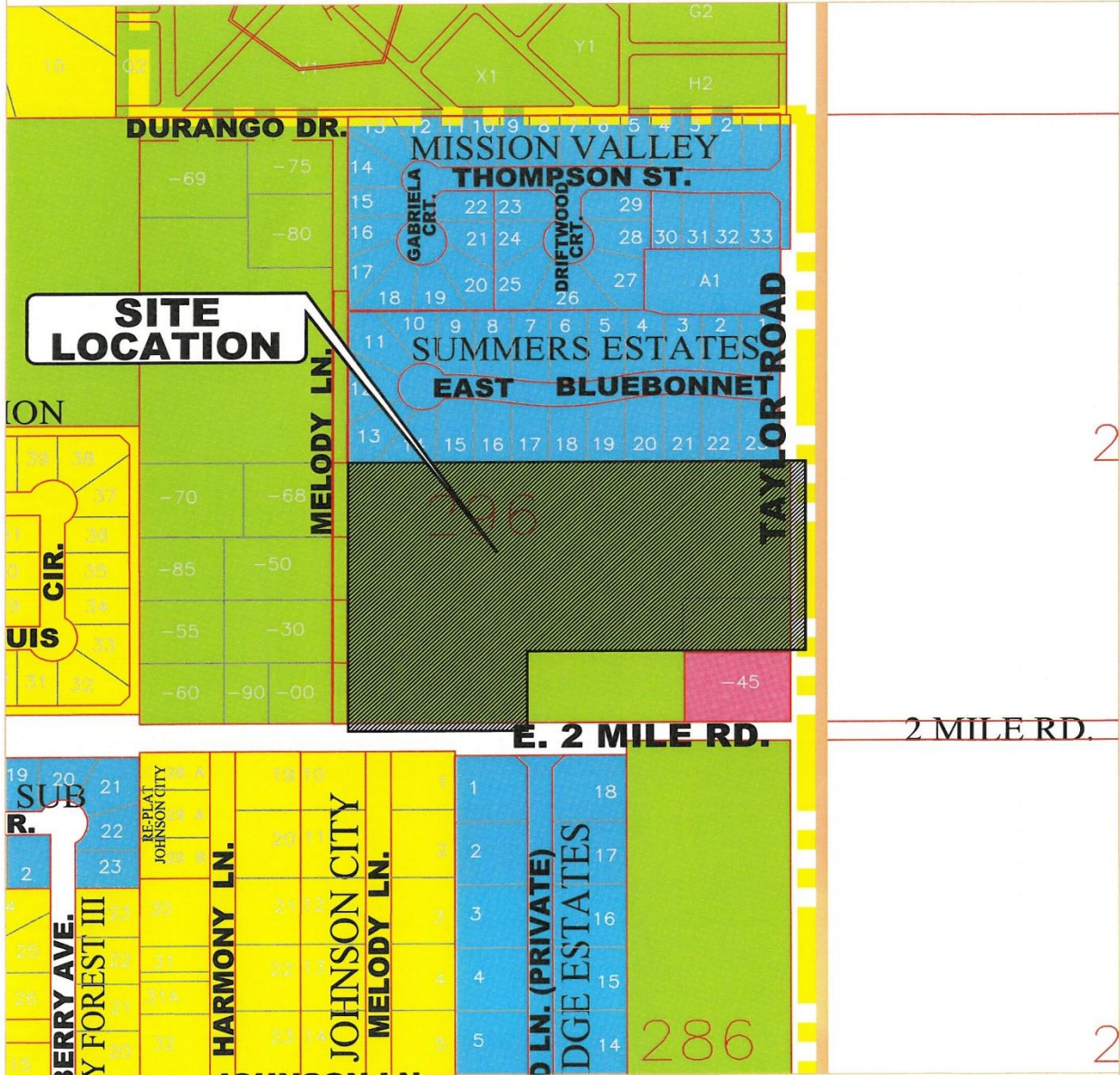
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No.

# 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



**LOT 298**

JOHN H. SHARY SUBDIVISION  
VOL. 1, P.G.C. 17,  
M.R.H.C.

0.851 ACRES  
[428-113.14 SQ.FT.]  
OWNER: PAULA K. PRICE  
WD. DOC. NO. 2452080  
G.R.H.C.T.

WASTEWATER MANHOLE  
TOP=125.76  
INV.=115.36

CORRAL

STEEL FRAME STABLE

CONC PAD

WOOD STABLE

TRAILER HOUSE

DIRT ROAD

E. MILE 2 ROAD [R.O.W. VARIES]

TAYLOR ROAD [80.0' R.O.W.]

**LOT 299**

0.84 AC.  
OWNER: BUSINESS ASS. LLC  
MDL. DOC. NO. 274219  
G.R.H.C.T.

BRICK DR

CONC DR

CONC INLET

CLUB INLET

P.O.B.  
N: 16611784.3553  
E: 10580056.1931

S81°24'21"E  
S08°35'39"W  
N81°24'21"W  
N81°24'21"W  
S08°35'39"W

575.31'  
520.00'  
550.00'  
170.00'  
358.40'

878.40'  
908.40'  
38.00'  
405.31'  
350.00'

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SEE DETAIL "E"

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PHOTO OF THE PROPERTY FROM TAYLOR ROAD



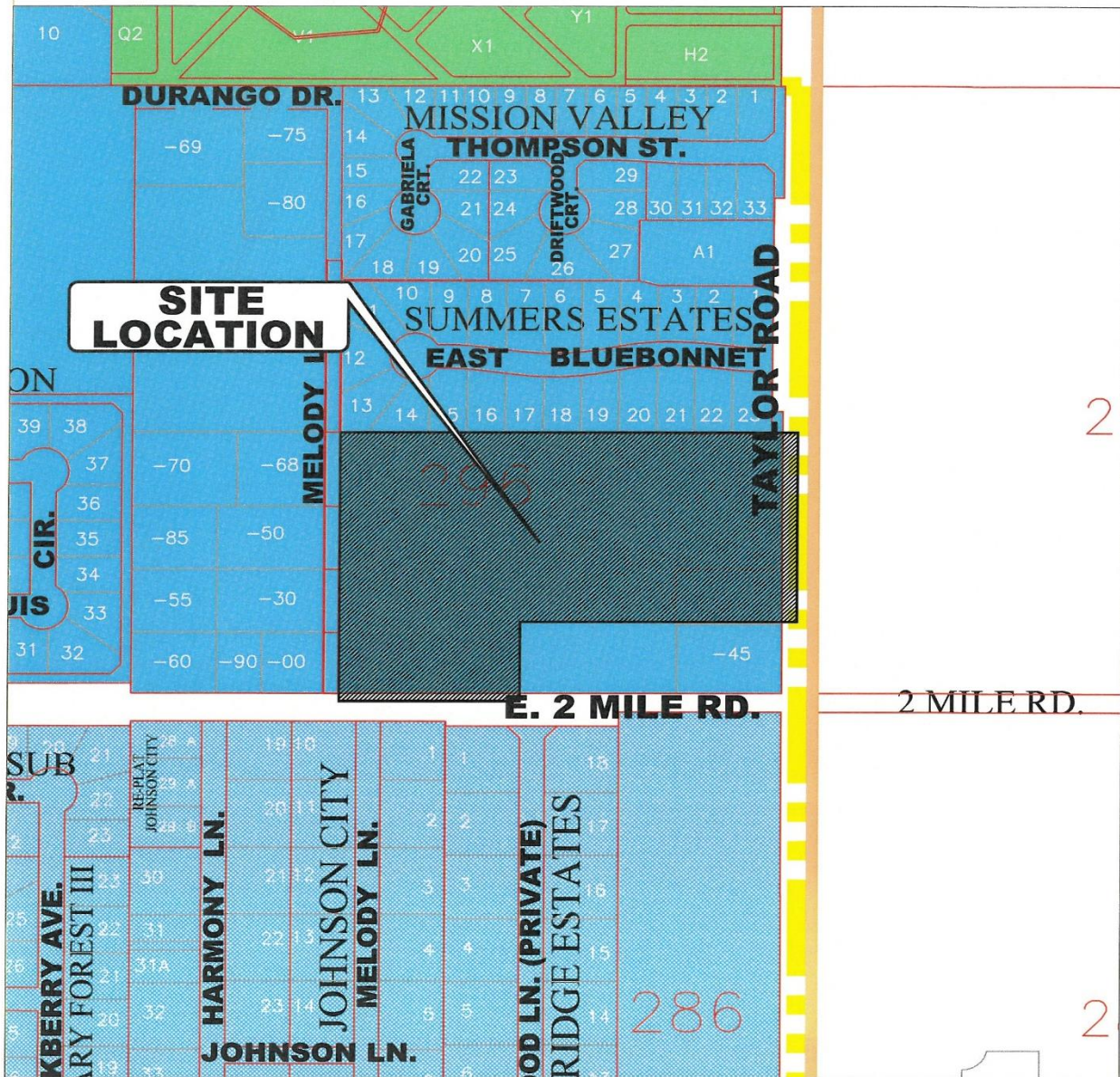


**PHOTO OF THE PROPERTY FROM MILE 2 ROAD**





# 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	name	addrDelive	addrCity	addrState	addrZip
790096	GONZALEZ JOSE ANGEL JR & MIA	3104 DRIFTWOOD LN	MISSION	TX	78574-5623
790097	RIVERA RICARDO URZUA				
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
498640	GARCIA JOSE F CAVAZOS	3107 MELODY LN	MISSION	TX	78574-9785
498639	SANCHEZ DANIEL & LORI TALAMANTEZ	3109 MELODY LN	MISSION	TX	78574
790081	BELTAN ALONZO & MARIA ELENA	3105 DRIFTWOOD LN	MISSION	TX	78574-5635
790080	FUENTES JOSE JESUS & MARIA EVA	3107 DRIFTWOOD LN	MISSION	TX	78574-5635
281585	RGV VILLA DEVELOPMENT LLC	123 VILLA ST	MISSION	TX	78572
281584	GARZA ANTONIO GERARDO	2709 E MILE 2 RD	MISSION	TX	78574-9067
716965	PADILLA KEITH A & CATHRYN V	2600 E BLUEBONNET LN	MISSION	TX	78573-9319
1131914					
716974	GARCIA RUBY DIANE	2802 E BLUEBONNET LN	MISSION	TX	78573-9321
716975	MARTINEZ ROSENDO E & JIMENA A CANTU MORENO	2801 E BLUEBONNET LN	MISSION	TX	78573-9307
716976	DAVILA ISMAEL JR	4909 W SYCAMPRE	MCALLEN	TX	78501
716960	GARCIA ELIZABETH TREVINO	2703 E BLUEBONNET LN	MISSION	TX	78573-9320
716967	TREVINO NICOLAS	2908 N 42ND LN	MCALLEN	TX	78501-3416
716964	GARCIA ADRIAN A	2601 E BLUEBONNET LN	MISSION	TX	78573-9301
716959	SILVA GILBERTO JR & LAURA M MCDONALD	2705 E BLUEBONNET LN	MISSION	TX	78573-9320
716970	RICHARDSON DONALD R & ROSALINA V	2702 E BLUEBONNET LN	MISSION	TX	78573-9306
716968	OLACIO RAFAEL	2606 E BLUEBONNET LN	MISSION	TX	78573-9319
716961	THOMPSON CHRISTOPHER & IRENE	2701 E BLUEBONNET LN	MISSION	TX	78573-9320
716958	DEL CANTO PROPERTIES LLC	2536 E GRIFFIN PKWY	MISSION	TX	78572
716971	RICHARDSON CHARLES L & NANCY	2211 SUMMER BREEZE RD	MISSION	TX	78572
716969	FOWLER DOUGLAS WADE & LIZAN DENICE	2700 E BLUEBONNET LN	MISSION	TX	78573-9306
716973	TRAN PHUONG DINH & MARIA V MEDINA	2800 E BLUEBONNET LN	MISSION	TX	78573-9321
716962	BHATT DAVID YOGESH	2603 E BLUEBONNET LN	MISSION	TX	78573-9301
716954	ALANIZ LUDIVINA	2807 E BLUEBONNET LN	MISSION	TX	78573-9307
716955	SALAZAR GISELA IVETH	2805 E BLUEBONNET LN	MISSION	TX	78573-9307
281592	LIZCANO RENE & MARICELA	3213 MELODY LN	MISSION	TX	78574-5184
281577	PEREZ CARLOS ENRIQUE E & CLARA LUZ BERLANGA BOLADO	2617 E MILE 2 RD	MISSION	TX	78574-9338
281591	DOMINICI PAUL GIOVANNI & KATHIA D LOPEZ	3311 MELODY LANE	MISSION	TX	78574
281598	SEWELL SOPHIA	2510 BRENTWOOD DR	MISSION	TX	78572-4706
281587	OAKLEY ALAN & DONNA	3209 MELODY LN	MISSION	TX	78574-5184
281583	TORRES NORMA A & ISRAEL JR	2509 E MILE 2 RD	MISSION	TX	78574
281586	BUSINESS 83 LLC	305A N SHARY RD	MISSION	TX	78572-2025
716972					
498649	SOLANO VICENTE JR & PAJITA	3108 MELODY LN	MISSION	TX	78574-9784
498650	NOGUEZ ISMAEL JR	3106 MELODY LANE	MISSION	TX	78574-9784
498659	KING'S WAY MISSIONARY INT INC	3106 HARMONY LN	MISSION	TX	78574-9341
716956	DAVILA MARIA CONCEPCION	2803 E BLUEBONNET LN	MISSION	TX	78573
641626	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497
716953	SUMMERS ESTATE ASSOC INC	2701 E BLUEBONNET LN	MISSION	TX	78573-9320