



**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 Single-family Residential District ("R-1") to Multi-family Residential District ("R-3"), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez - 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 Single-family Residential District ("R-1") to Multi-family Residential District ("R-3") to develop an apartment complex.
- The tract of land has 0.6026 acres in area and measures 150 feet along Glasscock Road and has a depth of 175 feet.
- The surrounding zones are Neighborhood Commercial (C-2) to the North, Single-family Residential (R-1) to the West and South, and Multi-family Residential (R-3) to the East.
- The surrounding land uses include single-family homes to the West, North and South. The land uses to the East include apartments.
- The subject property is vacant.
- 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, but staff feels that the area is in transition to multi-family residential uses.
- In January 2021, there was an attempt to rezone the property to R-3, but due to opposition from the surrounding property owners, the application was denied by the City Council. Subsequently In April of 2023, the property across the street to the East was rezoned from R-2 to R-3 and was later developed as a subdivision for apartments. The property to the North was zoned Neighborhood Commercial (C-2) prior to the year 2012.
- Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**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>	_____

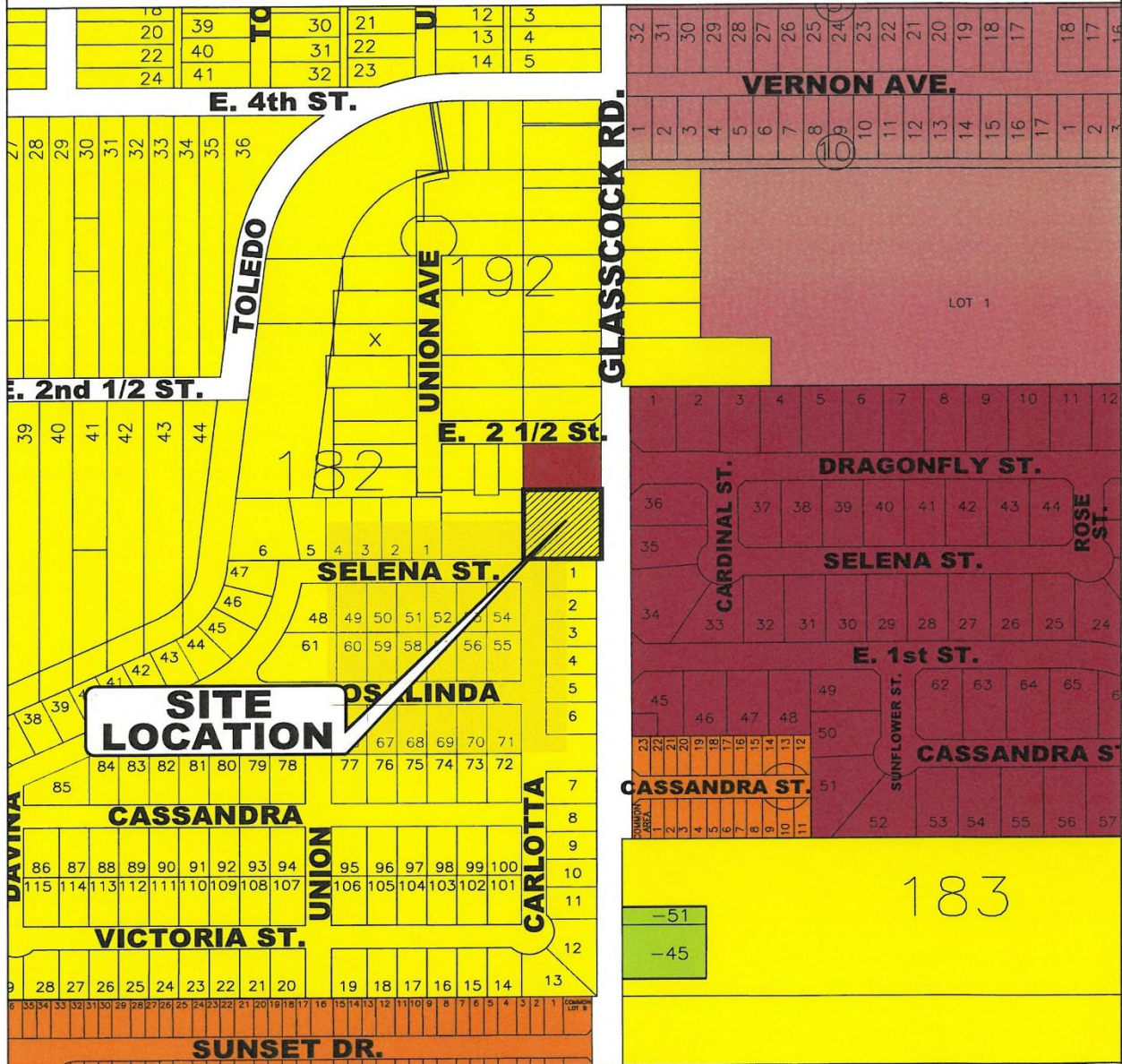
_____	AYES
_____	NAYS
_____	DISSENTING

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# LEGAL NOTICE MAP



# 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





<b>PROPERTY SURVEY</b>
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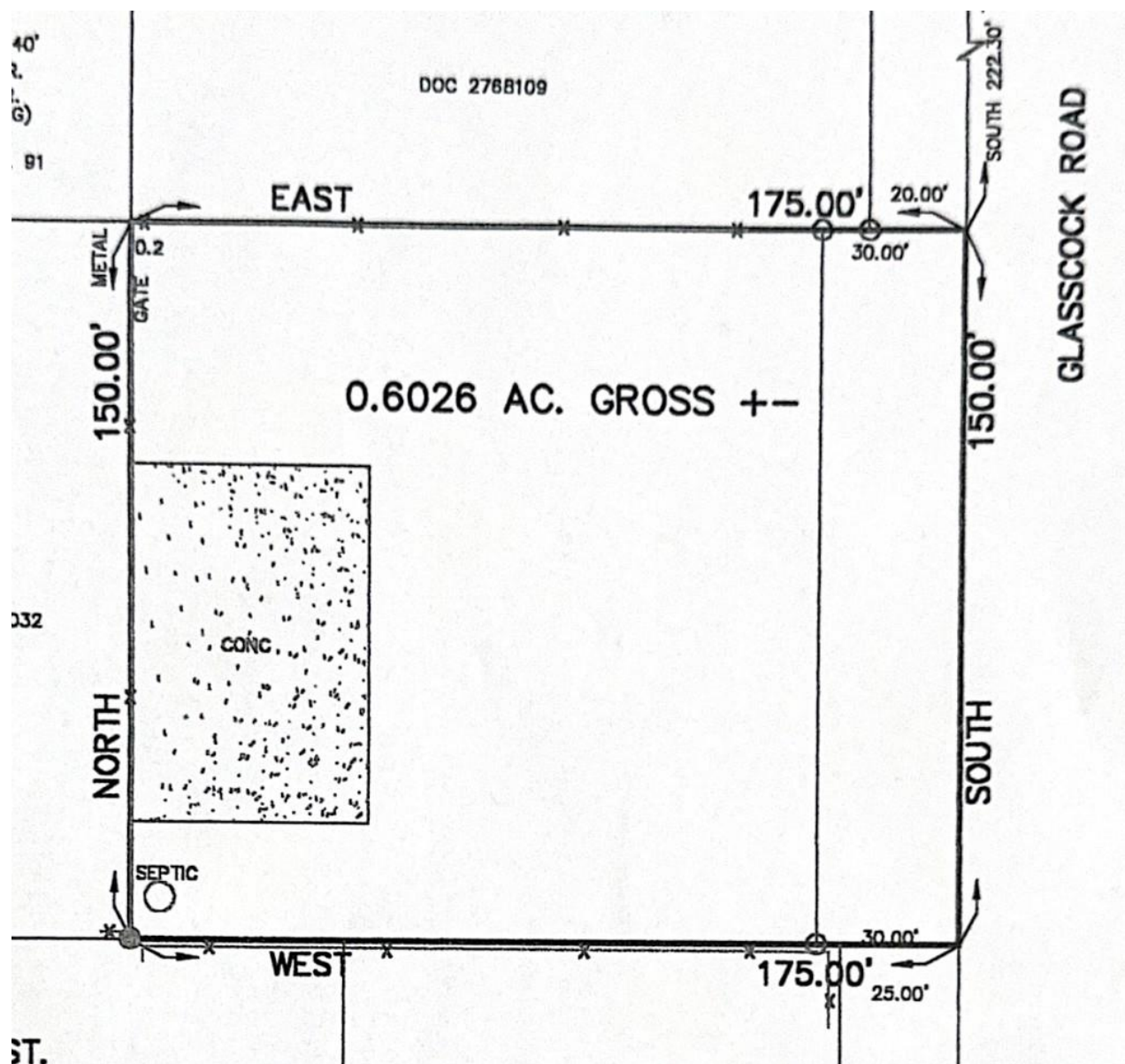


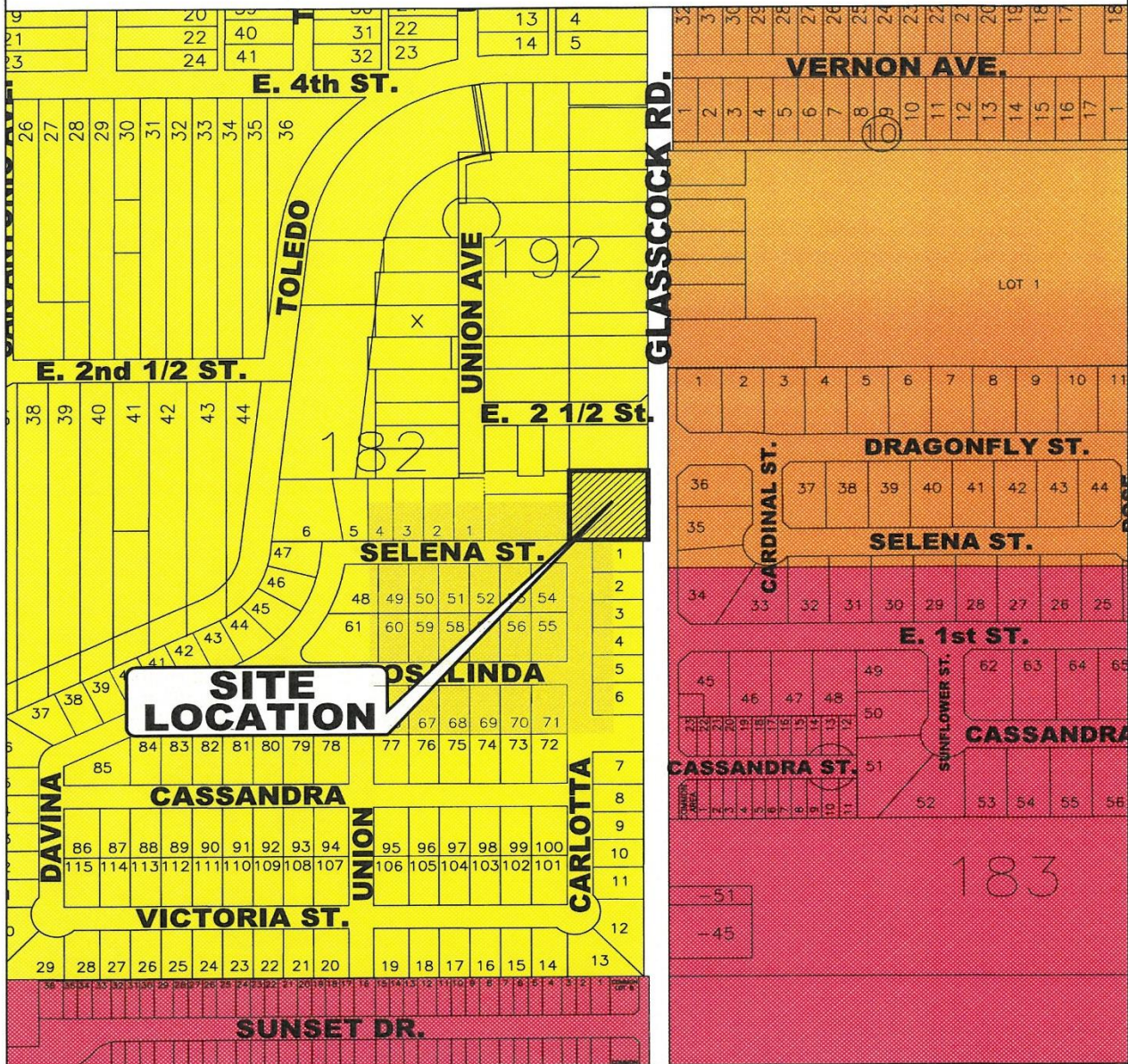


PHOTO OF THE SUBJECT PROPERTY





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - MD - Moderate Density Res.                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> - HD - High Density Res.                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |



## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
179372	G4055-00-000-0056-00	SALAZAR GONZALO & DOLORES O	1911 ROSALINDA ST	MISSION	TX	78572-6413
179371	G4055-00-000-0055-00	GUERRA TANYA M	1913 ROSALINDA ST	MISSION	TX	78572-6413
179318	G4055-00-000-0002-00	RODRIGUEZ ROSE YVONNE	130 CARLOTTA ST	MISSION	TX	78572
179317	G4055-00-000-0001-00	ARCAUTE ARMANDO JR & MICAELA R	134 CARLOTTA ST	MISSION	TX	78572-3213
179370	G4055-00-000-0054-00	ALEMAN OLGA L	1912 SELENA ST	MISSION	TX	78572-6414
179369	G4055-00-000-0053-00	AGUILAR HORTENCIA CUEVAS	1910 SELENA ST	MISSION	TX	78572
179320	G4055-00-000-0004-00	GUERRA HUGO E & TANYA M	1913 ROSALINDA ST	MISSION	TX	78572-6413
179368	G4055-00-000-0052-00	HERNANDEZ JAVIER & YOLANDA	1908 SELENA ST	MISSION	TX	78572-6414
280945	S2950-00-000-0182-65	PENA ARACELI G	1909 SELENA ST	MISSION	TX	78572-7833
280937	S2950-00-000-0182-45	GARCIA JOSE SANTOS	RR 4 BOX 347	MISSION	TX	78574
280949	S2950-00-000-0182-85	REYES NOHEMI	1902 E 2 1/2 ST	MISSION	TX	78572-9062
280938	S2950-00-000-0182-50	SUAREZ RAMON M	1900 E 2ND 1/2 ST	MISSION	TX	78572-9062
280935	S2950-00-000-0182-35	GARCIA MIGUEL ANGEL SANTOS ET AL	1903 E 2 1/2 ST APT 4	MISSION	TX	78572-9883
280944	S2950-00-000-0182-62	MARTINEZ JUAN	PO BOX 2267	MISSION	TX	78573-0037
280933	S2950-00-000-0182-25	ABREGO & SONS INC	PO BOX 411	MISSION	TX	78572
280946	S2950-00-000-0182-70	GONZALEZ JOSE REYES & VERONICA L	1211 GLASSCOCK ROAD	MISSION	TX	78572-4520
1179332	A0240-00-000-0001-00	GARZA AUGUSTIN & BEULA MACARENA	1907 SELENA ST	MISSION	TX	78572-7833
280947	S2950-00-000-0182-72	DIAZ FELIPE	7927 THORNCROFT MANOR LN	RICHMOND	TX	77407-3471
20837004	L3183-00-000-0034-00	HM REGIO RENTALS LLC	813 TRAVIS ST	MISSION	TX	78572
20837005	L3183-00-000-0035-00	GONZALEZ FIDEL	44 N COLIMA ST	ROMA	TX	78584
20837006	L3183-00-000-0036-00	POSADA LUISA FERNANDA	1904 PECOS ST	MISSION	TX	78572
20836972	L3183-00-000-0002-00	SHADDAI CONSTRUCTION LLC	2802 COUNTRY CLUB	MISSION	TX	78572-4379
20836971	L3183-00-000-0001-00	ROJAS EDGAR ALLAN & MARIA OFELIA	1616 SUNRISE LN	PALMHURST	TX	78573