



**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 Single-family Residential District ("R-1"), being a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC - 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 Single-family Residential District ("R-1") to develop a single-family residential development.
- The irregular-shaped tract of land has 27.07 acres in area and measures 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property is located just North and West of the Leal Elementary School.
- The surrounding zones are Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South.
- The surrounding land uses include industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli's Terrace Event Center is also located to the North. To the East there are single-family homes. To the South is the Leal Elementary school and recently constructed townhouses. To the West are the Rio de Vida Apartments, vacant land and a single-family home.
- The subject property is vacant.

- The Future Land Use Map shows the property designated for moderate density residential uses. The requested rezoning is less dense compared to the comprehensive plan designation.
- Notices were mailed to 50 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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**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

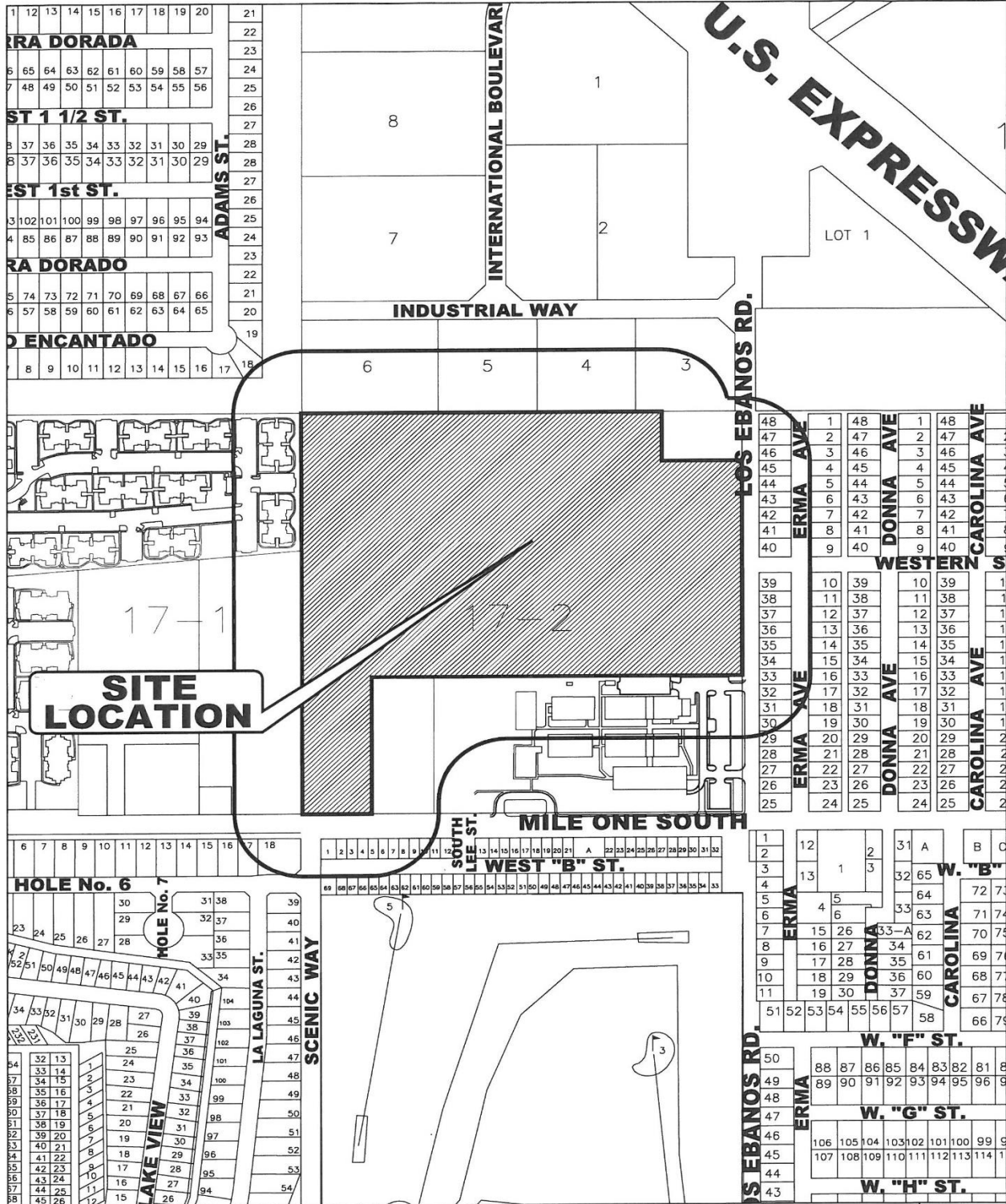
\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

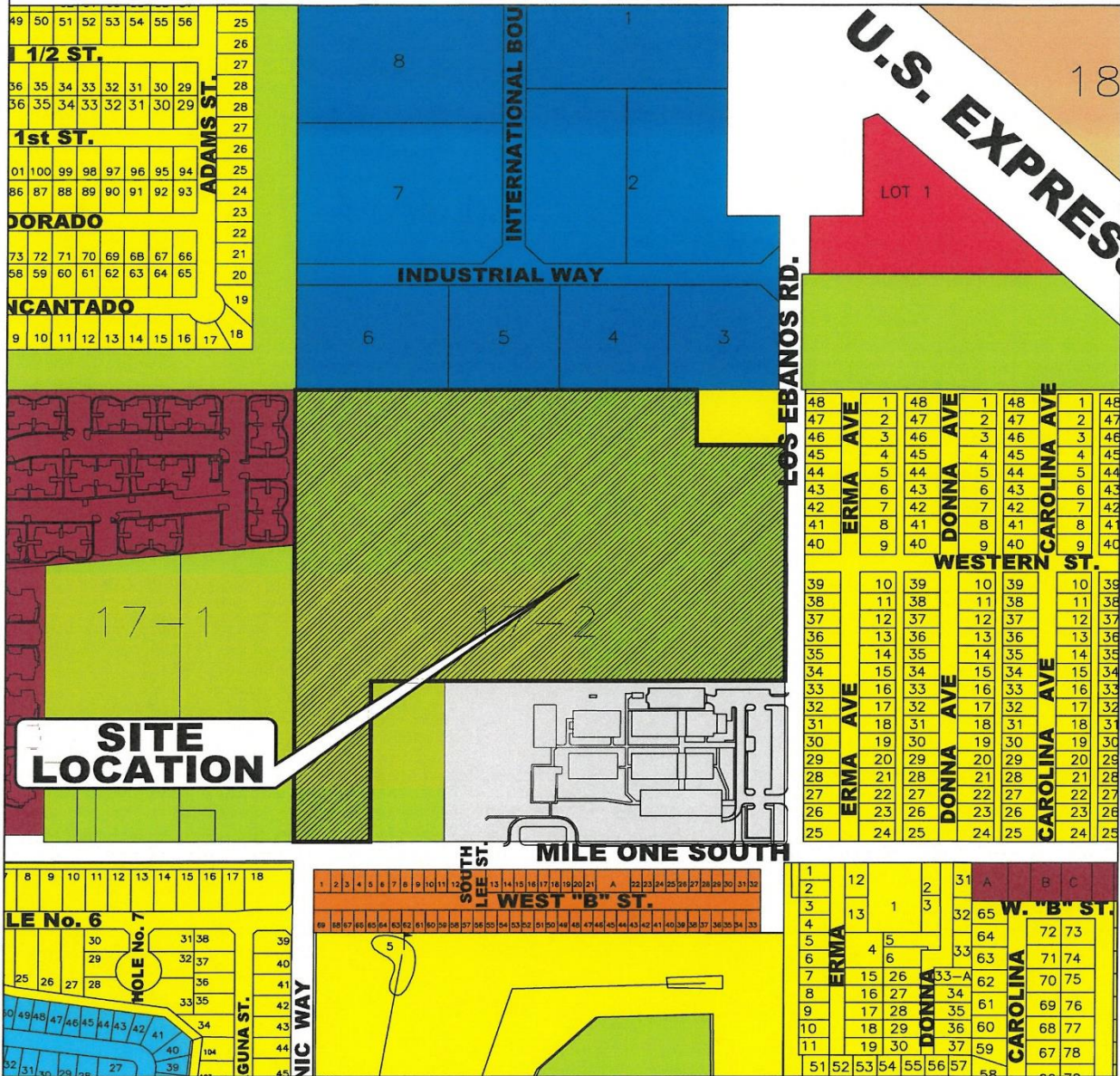
1201 E. 8th Street  
MISSION, TX 78572

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

No.



# ZONING MAP



## 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

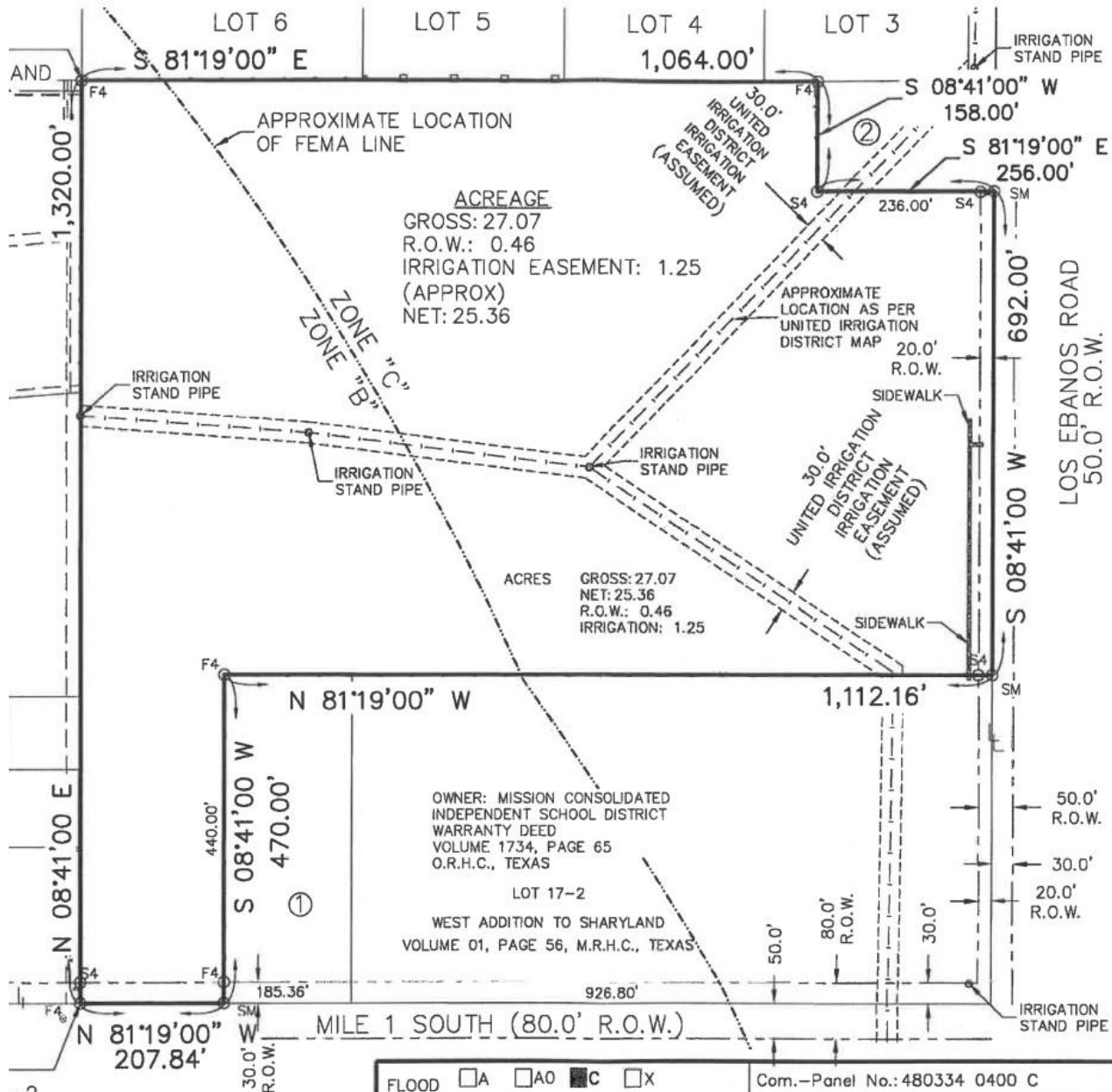




# PROPERTY SURVEY

## MISSION BUSINESS PARK

VOLUME 27, PAGE 100, M.R.H.C., TEXAS



-2  
ND

LOCATED ON THE LAND AND THAT THERE  
Y CONFLICTS, PROTRUSIONS OR VISIBLE  
AS SHOWN ON THE SURVEY PLAT.

FLOOD ZONE ☐ A ☐ AO ☒ C ☐ X  
☐ AH ☒ B ☐ D ☐ OTHER

Com.-Panel No.: 480334 0400 C

MAP REVISED: NOVEMBER 16, 1982

Description: "ZONE B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

"ZONE C" - AREAS OF MINIMAL FLOODING.

PHOTO OF THE PROPERTY FROM LOS EBANOS ROAD



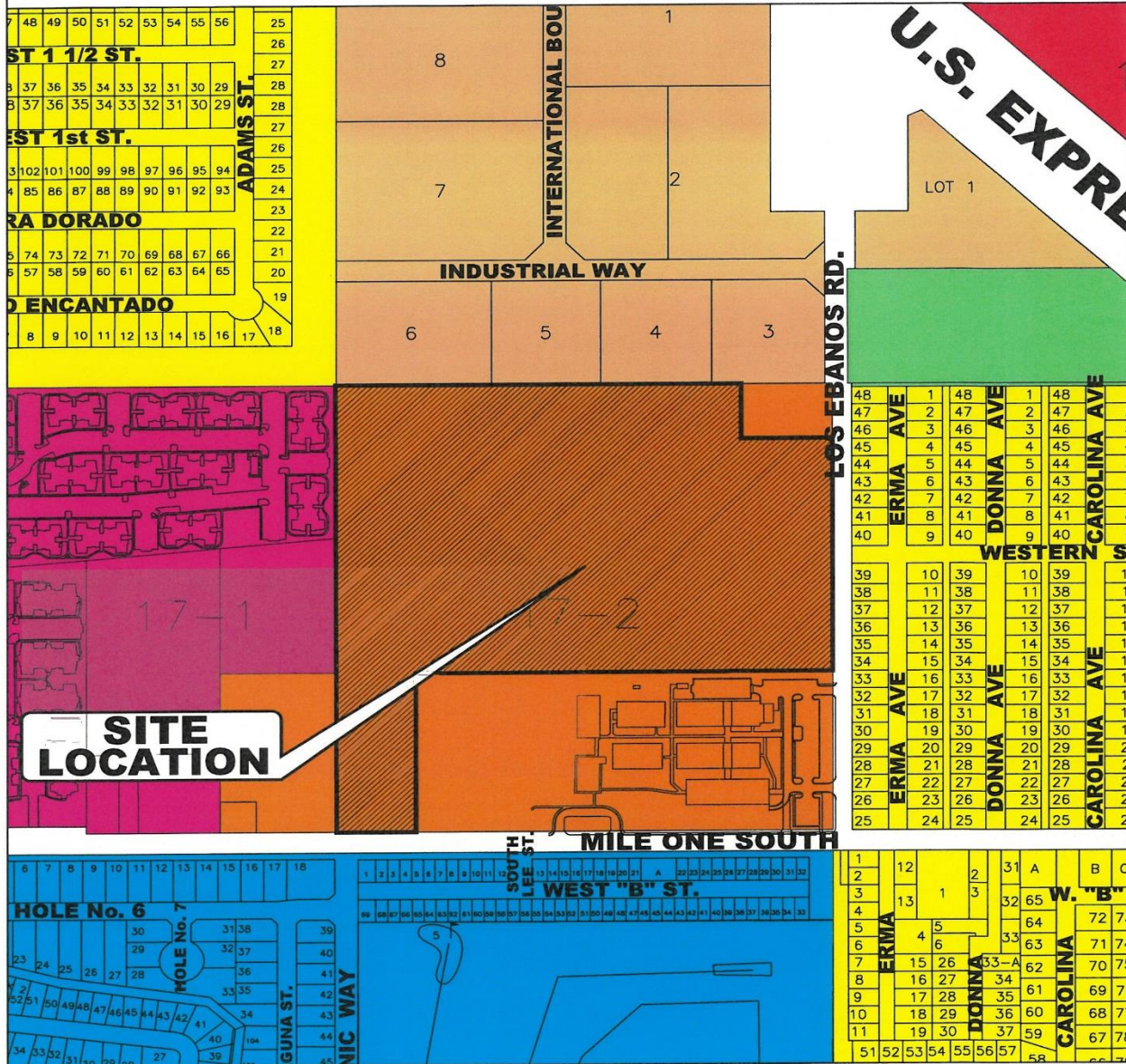


**PHOTO OF THE PROPERTY FROM MILE 1 SOUTH ROAD**





# 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: brown; 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
685988	R2960-00-000-0001-00	RIO DE VIDA APARTMENTS TX LP	9337 KATY FWY STE B	HOUSTON	TX	77024-1546
521777	W0100-00-017-0001-06	CASAS JORGE E & LIDIA	1700 S MILE RD	MISSION	TX	78572-2101
521777	W0100-00-017-0001-06	CASAS JORGE E & LIDIA	1700 S MILE RD	MISSION	TX	78572-2101
176176	F6750-08-000-0037-00	RODRIGUEZ GUADALUPE JR	404 S MINA DE ORO ST	MISSION	TX	78572-0039
176156	F6750-08-000-0017-00	VALDEZ NANCY N	1005 WEST E" ST"	MISSION	TX	78572
176175	F6750-08-000-0036-00	GONZALEZ PAULA & JOSE B	306 ERMA AVE	MISSION	TX	78572-6125
176177	F6750-08-000-0038-00	GARCIA-LOPEZ JUVENTINO	302 ERMA AVE	MISSION	TX	78572-6125
176172	F6750-08-000-0033-00	BAEZ RAHUEL & MA DEL REFUGIO	312 ERMA AVE	MISSION	TX	78572-6125
176150	F6750-08-000-0011-00	NOYOLA ISIDRO	303 ERMA AVE	MISSION	TX	78572-6126
176149	F6750-08-000-0010-00	ROGERO GREGORIO & FRANCISCA G	301 ERMA AVE	MISSION	TX	78572-6126
176186	F6750-08-000-0047-00	VILLANUEVA JUANITA	202 ERMA AVE	MISSION	TX	78572-6123
176147	F6750-08-000-0008-00	LOPEZ OSCAR	215 ERMA AVE	MISSION	TX	78572-6124
176142	F6750-08-000-0003-00	TREVINO MARIA DEL ROSARIO	205 ERMA ST	MISSION	TX	78572-6124
516550	M4932-00-000-0005-00	IM REAL ESTATE INVESTMENTS LLC	2405 LIFEHAUS INDUSTRIAL DR	NEW BRAUNFELS	TX	78130
573737	W0100-00-017-0001-09	GARZA PABLO & EVANGELINA	PO BOX 163	OTHELLO	WA	99344-0163
544769	W0100-00-017-0002-06	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
176173	F6750-08-000-0034-00	MORALES GUADALUPE L	310 ERMA AVE	MISSION	TX	78572-6125
176174	F6750-08-000-0035-00	RAYA SELSA R	308 ERMA AVE	MISSION	TX	78572-6125
176155	F6750-08-000-0016-00	RODRIGUEZ MANUEL	313 ERMA AVE	MISSION	TX	78572-6126
176153	F6750-08-000-0014-00	LUNA MIREYA	309 ERMA AVE	MISSION	TX	78572-6126
176152	F6750-08-000-0013-00	RODRIGUEZ RICARDO & MARIA ANITA	307 ERMA AVE	MISSION	TX	78572-6126
176151	F6750-08-000-0012-00	MORALES VERONICA	1301 GREENLAND CIR W	MISSION	TX	78572-6954
176185	F6750-08-000-0046-00	GONZALEZ JOEL	204 S LOS EBANOS RD	MISSION	TX	78572-6903
176180	F6750-08-000-0041-00	MONTELONGO LUIS B & OLGA F	214 ERMA AVE	MISSION	TX	78572-6123
176179	F6750-08-000-0040-00	GUAJARDO ARNULFO & GRACIELA	216 ERMA AVE	MISSION	TX	78572-6123
176181	F6750-08-000-0042-00	GAITAN ROSA MARIA	212 ERMA AVE	MISSION	TX	78572-6123
176148	F6750-08-000-0009-00	VELA ESPERANZA	217 ERMA AVE	MISSION	TX	78572-6124
176146	F6750-08-000-0007-00	GARZA AURELIO	213 ERMA AVE	MISSION	TX	78572-6124
516548	M4932-00-000-0005-00	BALLI AARON H	923 HOLLYFIELD	MISSION	TX	78572-3614
516547	M4932-00-000-0004-00	R & R COOLING & HEATING LLC	1505 INDUSTRIAL WAY UNIT A	MISSION	TX	78572-5048
630690	H1230-01-000-0018-00	CASTILLO LOURDES R	1801 PASEO ENCANTADO ST	MISSION	TX	78572-6795
176145	F6750-08-000-0006-00	IBARRA ENRIQUE	211 ERMA AVE	MISSION	TX	78572
176144	F6750-08-000-0005-00	IBARRA CAROLINA B	211 ERMA AVE	MISSION	TX	78572-6124
176143	F6750-08-000-0004-00	MEZA FRANCISCO & JUANA R	207 ERMA AVE	MISSION	TX	78572-6124
573738	W0100-00-017-0001-10	RODRIGUEZ RICARDO & EVANGELINA	129 W SYCAMORE AVE	MCALLEN	TX	78501-9574
316625	W0100-00-017-0002-00	GARCIA SARA L	204 S LOS EBANOS RD	MISSION	TX	78572-6903
316626	W0100-00-017-0002-02	WALSH J PATRICK JR INVESTMENTS	210 LAKEWOOD DR	KERRVILLE	TX	78028-6517
316627	W0100-00-017-0002-03	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
176154	F6750-08-000-0015-00	CONTRERAS FRANCISCO JR & BLANCA E	311 ERMA AVE	MISSION	TX	78572-6126
176169	F6750-08-000-0030-00	GARZA JUAN CARLOS	3131 N CONWAY	MISSION	TX	78572
176168	F6750-08-000-0029-00	NORIEGA JUAN	320 ERMA AVE	MISSION	TX	78572-6125
516545	M4932-00-000-0003-00	RUIZ ROEL	2000 N 47TH ST	MCALLEN	TX	78501-3670
176178	F6750-08-000-0039-00	LOPEZ FERMIN & OLGA MA	300 ERMA AVE	MISSION	TX	78572-6125
176182	F6750-08-000-0043-00	CHADEZ JOSE & ELVA	211 S LOS EBANOS RD	MISSION	TX	78572-6904
176183	F6750-08-000-0044-00	ZUNIGA JOSE L & MARTHA	209 S LOS EBANOS RD	MISSION	TX	78572-6904
176184	F6750-08-000-0045-00	DE ALONZO ISABEL R	207 S LOS EBANOS RD	MISSION	TX	78572-6904
176187	F6750-08-000-0048-00	MATA ISAIAS L	200 ERMA AVE	MISSION	TX	78572-6123
732936	W0100-00-018-0003-04	STATE OF TEXAS	300 E 8TH ST	AUSTIN	TX	78701-3233
176170	F6750-08-000-0031-00	VELASQUEZ AMPARO	3002 MAREN DR	MISSION	TX	78574
630783	H1230-01-000-0000-00	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
1309932	R2960-00-000-0000-00	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
1237397	P2650-00-000-0011-00	SANCHEZ JUAN CARLOS SALAS	1622 WEST B ST	MISSION	TX	78572
1237396	P2650-00-000-0010-00	FORMOSA CUSTOM HOMES LLC	4821 SHEFFIELD ST	EDINBURG	TX	78539
1237395	P2650-00-000-0009-00	HARRINGTON YELENA	8320 E CRESTWOOD CIR	TUCSON	AZ	85750
1237394	P2650-00-000-0008-00	MARTINEZ SANDRA	1628 W B ST	MISSION	TX	78572
1237393	P2650-00-000-0007-00	ARJONA NOEMI	1700 W B ST	MISSION	TX	78572
1237392	P2650-00-000-0006-00	VILLARREAL TOMAS JR	1702 W B ST	MISSION	TX	78572
1237391	P2650-00-000-0005-00	AZE GROUP LLC	4524 ESTANCIA PKWY	MCALLEN	TX	78504
1237390	P2650-00-000-0004-00	GONZALEZ SANDRA ARLETTE	1706 W B ST	MISSION	TX	78572-0076
1237389	P2650-00-000-0003-00	HINOJOSA STEVEN	1708 W B ST	MISSION	TX	78572
1237387	P2650-00-000-0001-00	CARRILLO PROPERTIES I LTD	610 E EXPRESSWAY 83	PHARR	TX	78577-6520
1237385	P2650-00-000-0000-00	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163
630783	H1230-01-000-0000-00	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
1560964	L2223-01-00A-0018-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560963	L2223-01-00A-0017-00	CANTU DIANA SOFIA	309 N 46TH ST	MCALLEN	TX	78501