



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 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza - Cervantes

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 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property is located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision.
- The surrounding zones are Agricultural Open Interim (A-OI) to the South and West, Single-family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East.
- The surrounding land uses include vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there are existing single-family homes to the West and South.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1.

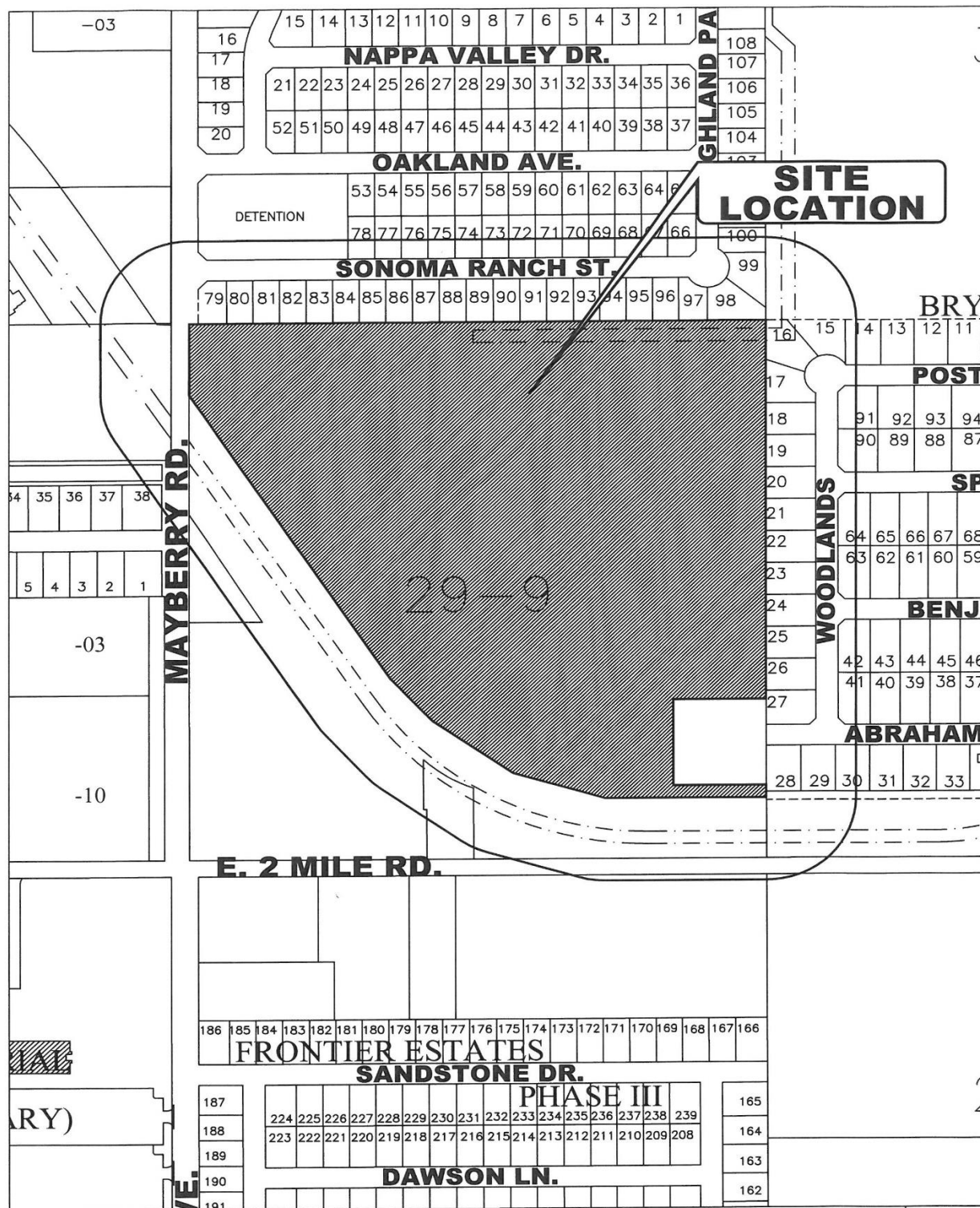
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____ AYES
_____ NAYS
_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



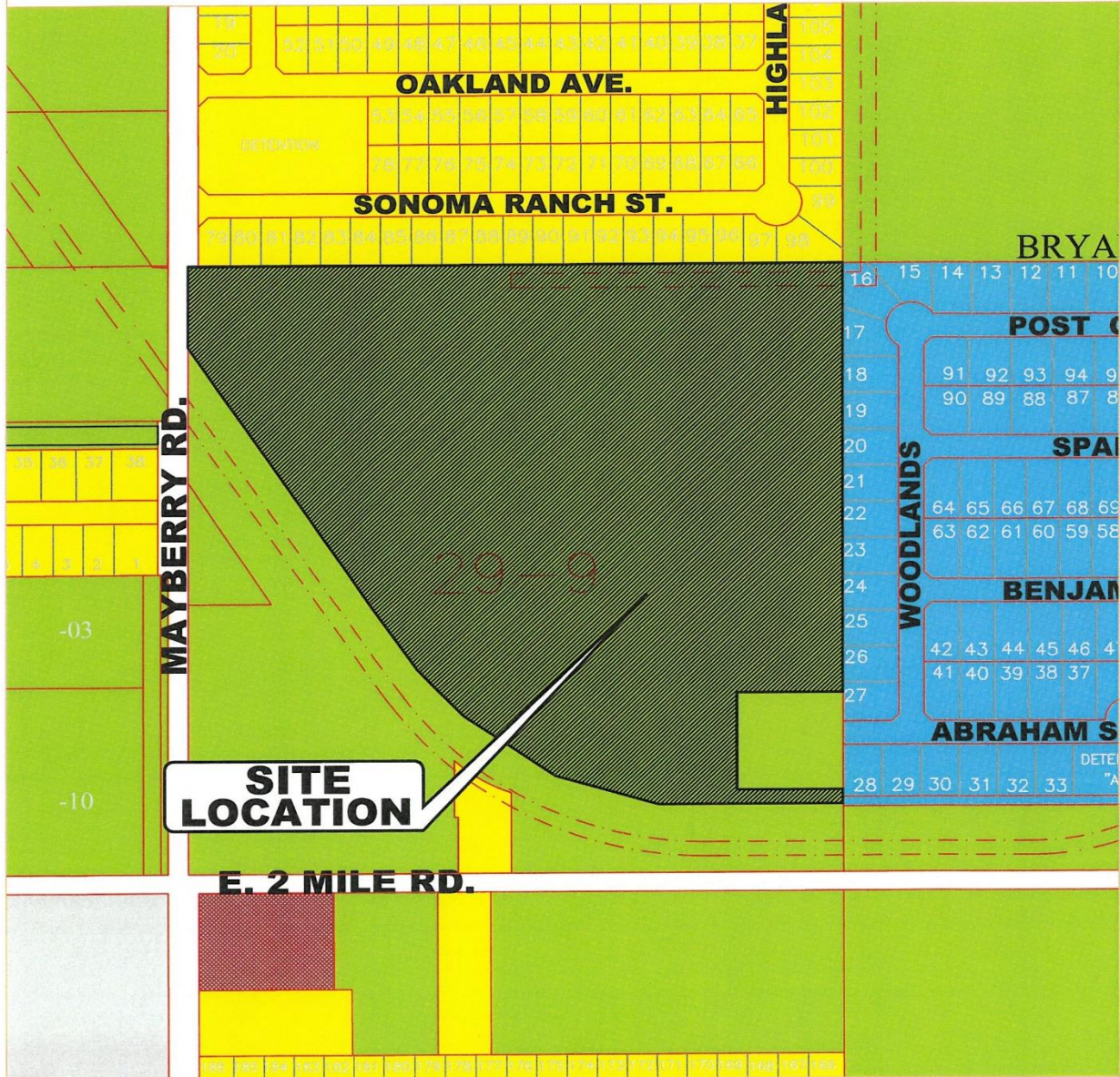
CITY OF MISSION
HIDALGO COUNTY, TEXAS

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

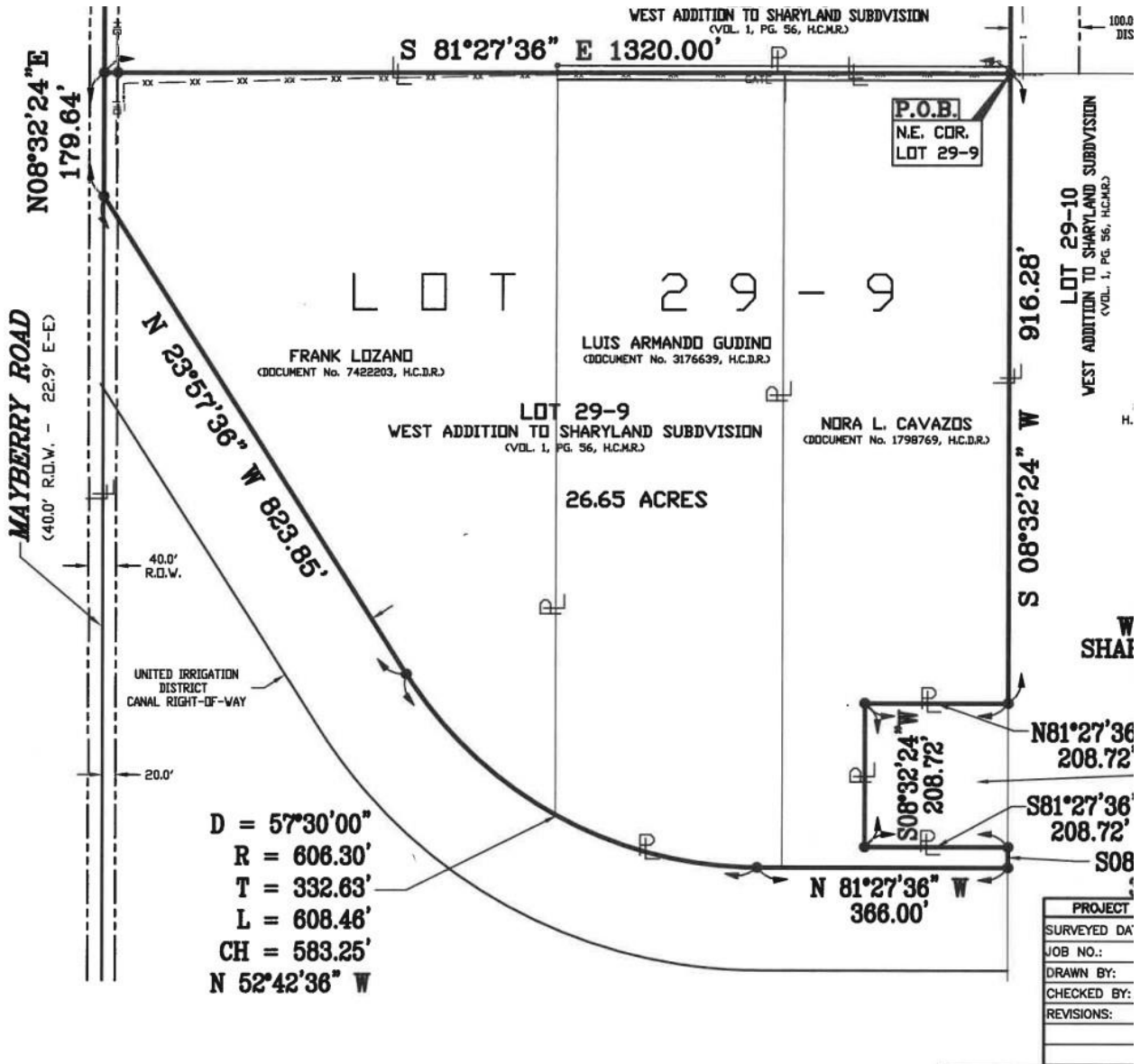
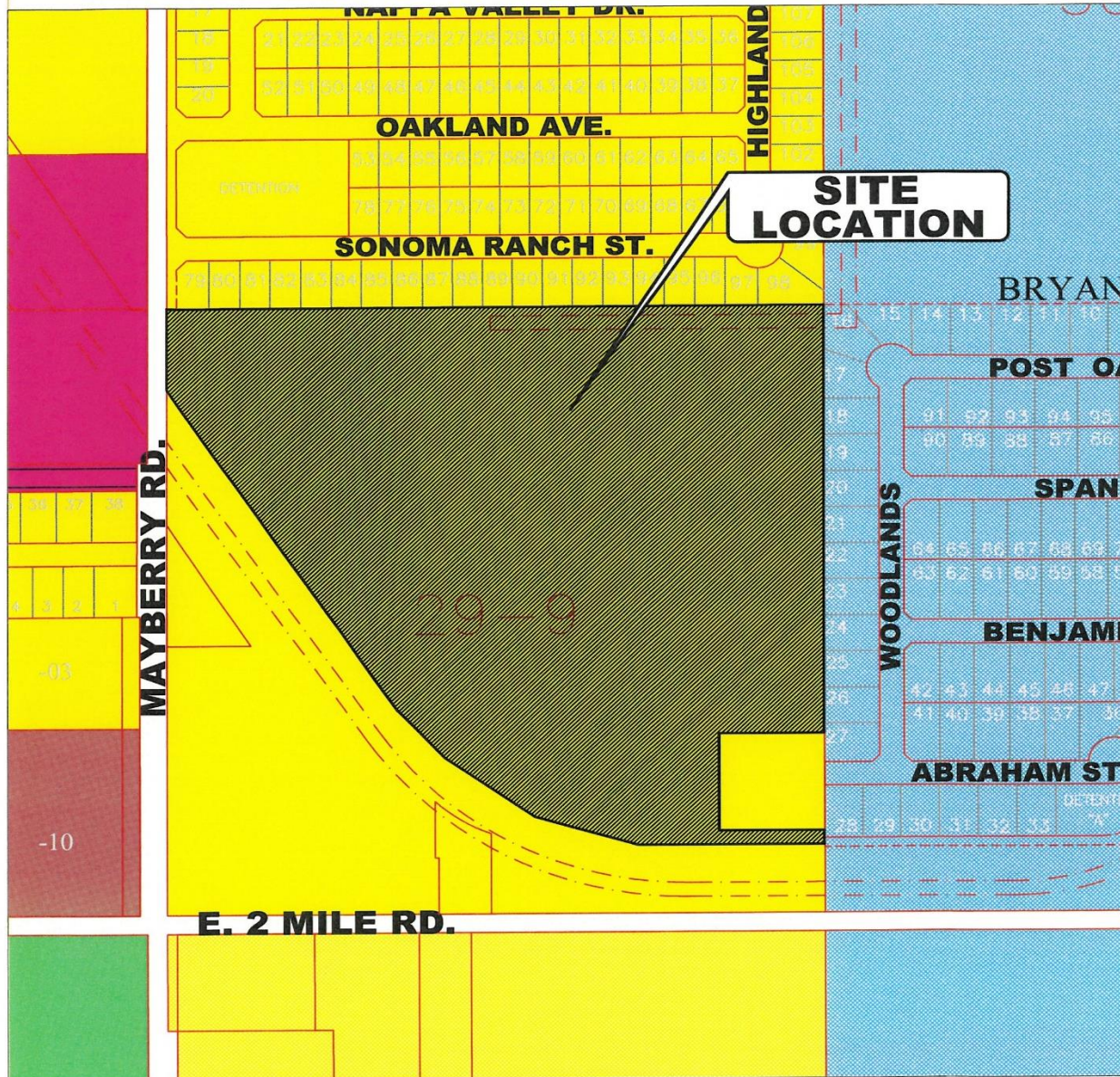


PHOTO OF THE SUBJECT PROPERTY



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	name	addrDelive	addrCity	addrState	addrZip
317287	FIGUEROA SARA H SALINAS	1410 S BUNNY ST	ALTON	TX	78573
317285	ESCAMILLA ERNESTO & HERMELINDA	3300 N MAYBERRY RD	MISSION	TX	78572
317283	AVILA JUAN CARLOS & CRYSTAL G	400 SOLAR DR	MISSION	TX	78574-2375
317281	BURT GARY C	901 E MILE 2 RD	MISSION	TX	78574-1715
317284	SALINAS SERGIO & SONIA	1410 S BUNNY ST	ALTON	TX	78573-6852
317289	WALDO LUIS DANIEL & ALLISON NICHOLE CAVAZOS	910 JAY DR NORTH	PALMHURST	TX	78573-3766
317288	LOZANO FRANK & SAN JUANITA	10334 N 23RD LN	MCALLEN	TX	78504-6325
717016	CASTANEDA IRIS E & JESUS A	707 RAMIREZ LN	MISSION	TX	78573-8710
317416	MARES NOE	3505 N BRYAN RD	MISSION	TX	78573-1349
317272	VILLARREAL RAFAEL & MARIA YNOCENCIA G O	3309 N MAYBERRY RD	MISSION	TX	78573-1344
658540	PUEBLO DE PAZ APARTMENTS	175 POWDER FOREST DR	WEATOGUE	CT	06089-7902
317410	RD SONOMA RANCH LLC	300 JAY AVE	MCALLEN	TX	78504
317405	BALLI AARON	120 E GRIFFIN PKWY	MISSION	TX	78572
317291	CAVAZOS NORA L	1229 LINDBERG ST	PALMHURST	TX	78573-1354
317290	LOZANO VICENTE & SAN JUANITA	1206 E MILE 2 RD	MISSION	TX	78574-1752
317280	GUDINO LUIS ARMANDO & JANETTE CAVAZOS	8416 ZURICH AVE	MISSION	TX	78573-3888
317205	VILLARREAL FERMIN & M A	916 EAST MILE 2 RD	MISSION	TX	78574-1715
317218	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317213	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317286	SALINAS SERGIO HERNAN	3226 N MAYBERRY RD	MISSION	TX	78573-1345
317292	FORTIS LAND COMPANY LLC	222 W UNIVERSITY DR	EDINBURG	TX	78539-3301
1202697	BALLI AARON H JR	923 HOLLYFIELD	MISSION	TX	78572-3614
1375378	BAKER WILLIAM M	516 S GLASSCOCK BLVD	ALTON	TX	78573
1375380	ESCAMILLA ERNESTO & HERMELINDA	3300 N MAYBERRY RD	MISSION	TX	78572
1375381	FIGUEROA SARA H SALINAS	1410 S BUNNY ST	ALTON	TX	78573
1375379	SALINAS SERGIO HERNAN	3226 N MAYBERRY RD	MISSION	TX	78573-1345
1375461	WALDO LUIS DANIEL & ALLISON NICHOLE CAVAZOS	910 JAY DR NORTH	PALMHURST	TX	78573-3766
1380775	BALLI AARON H JR	1624 E GRIFFIN PARKWAY	MISSION	TX	78572-3180