



MEETING DATE: June 3, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District (“C-3”) to Duplex-fourplex Residential District (“R-2”), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue. Applicant: Bel-Mar Properties, LTD c/o Martin Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 15, 2026 – Application for rezoning submitted for processing.
- May 23, 2026 – 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.
- June 3, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from General Business District (“C-3”) to Duplex-Fourplex District (“R-2”) for the proposed construction of a duplex or a triplex apartment complex.
- The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South.
- The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business.
- The subject property is vacant.
- The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning.
- Notices were mailed to 21 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

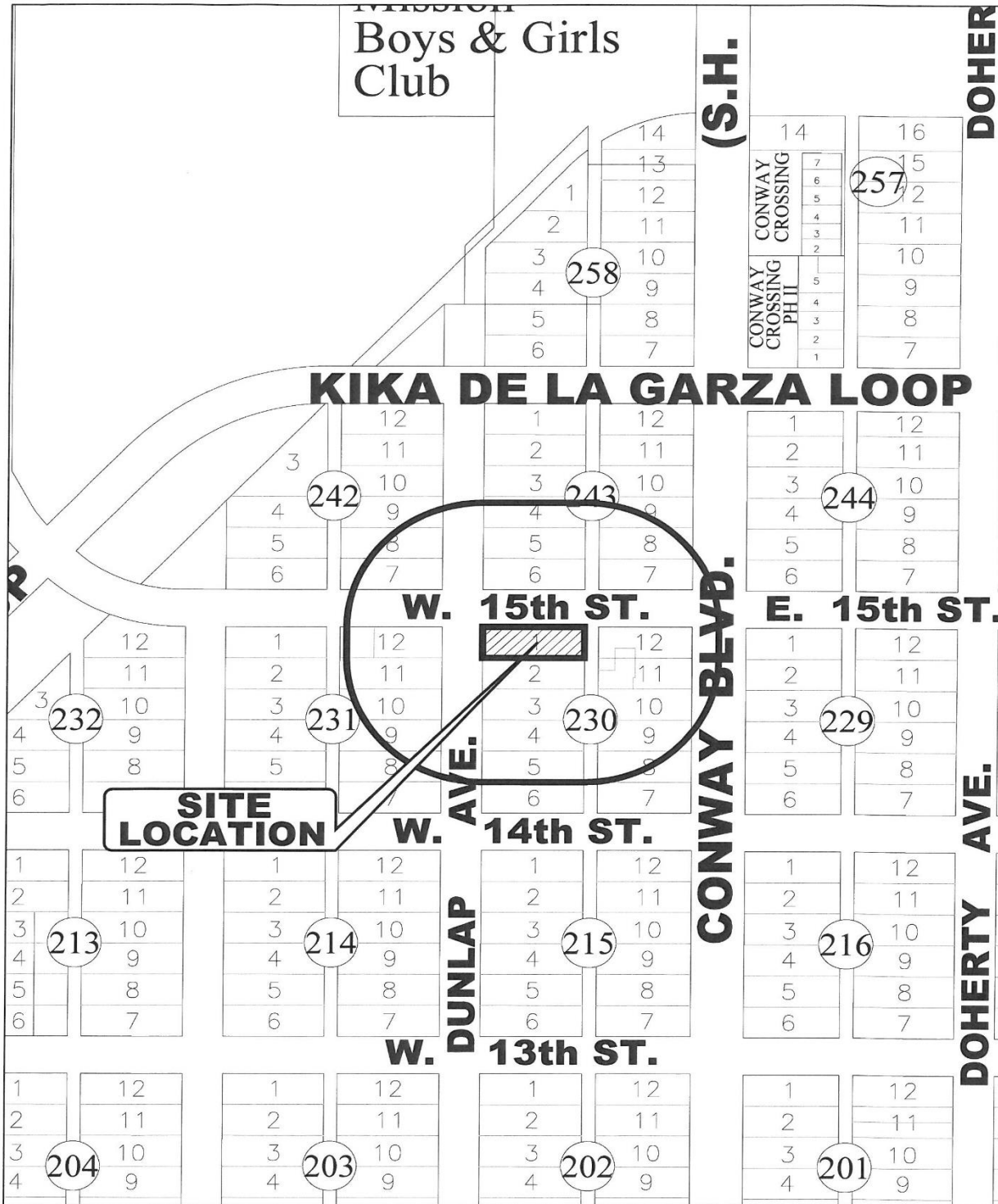
_____ DISSENTING _____

LEGAL NOTICE MAP

MISSION
Boys & Girls
Club

(S.H.)

DOHER



**SITE
LOCATION**

200' RADIUS MAILOUT



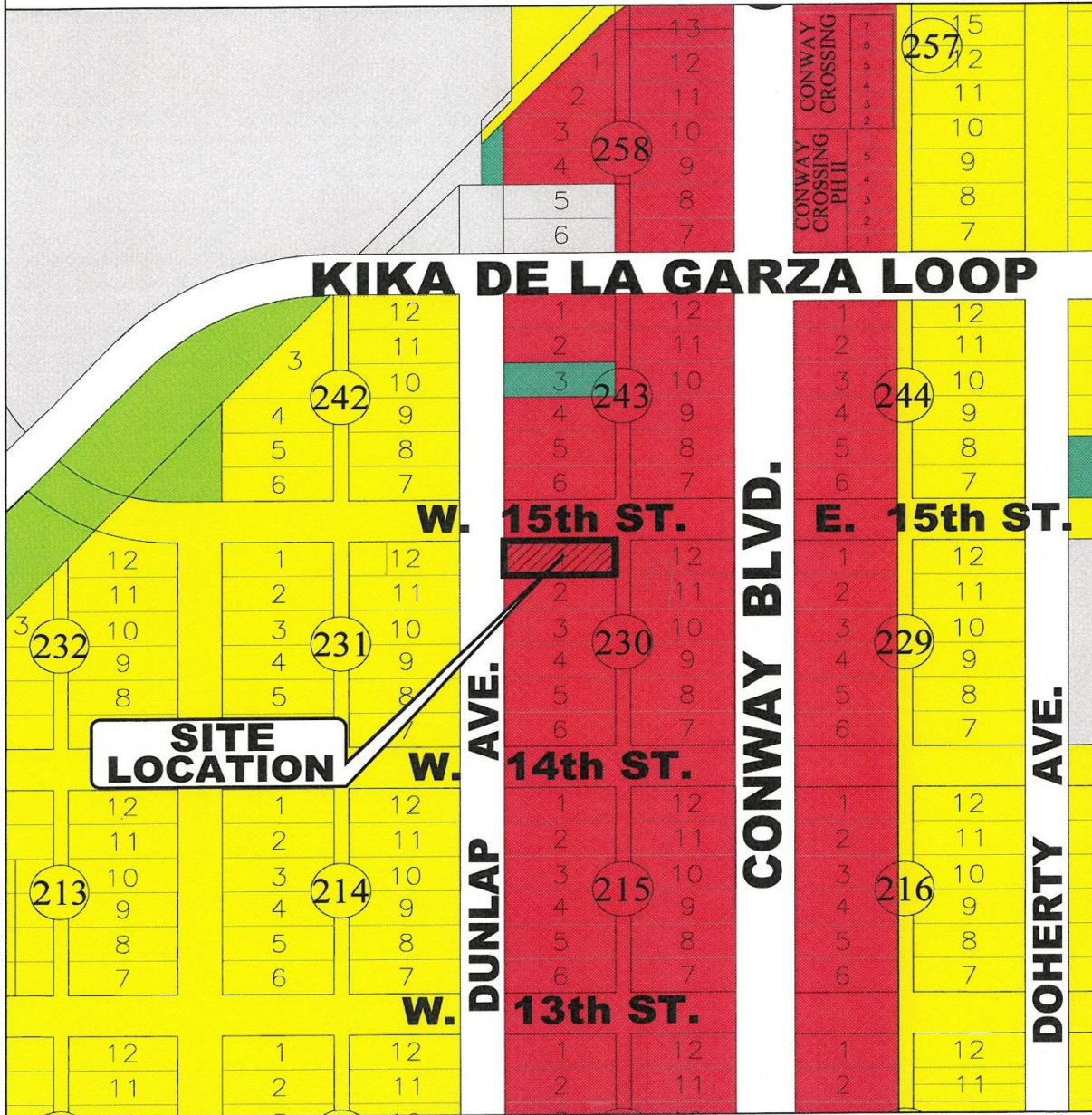
CITY OF MISSION
HIDALGO COUNTY, TEXAS

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



SUBJECT PROPERTY FROM THE RECORDED PLAT

	12
	11
242	10
	9
	8
	7

Collgan

1	12
2	11
3 243	10
4	9
5	8
6	7

40	
50	1
50	2
50	3 244
50	4
50	5
50	6

Anaqua

1	12
2	11
3 233	10
4	9
5	8
6	7

1	12
2	11
3 230	10
4	9
5	8
6	7

40	
50	1
50	2
50	3 229
50	4
50	5
50	6

1	12
2	11
3 214	10
4	9
5	8
6	7

1	12
2	11
3 215	10
4	9
5	8
6	7

40	
50	1
50	2
50	3 216
50	4
50	5
50	6

1	12
2	11

1	12
2	11

40	
50	1
50	2

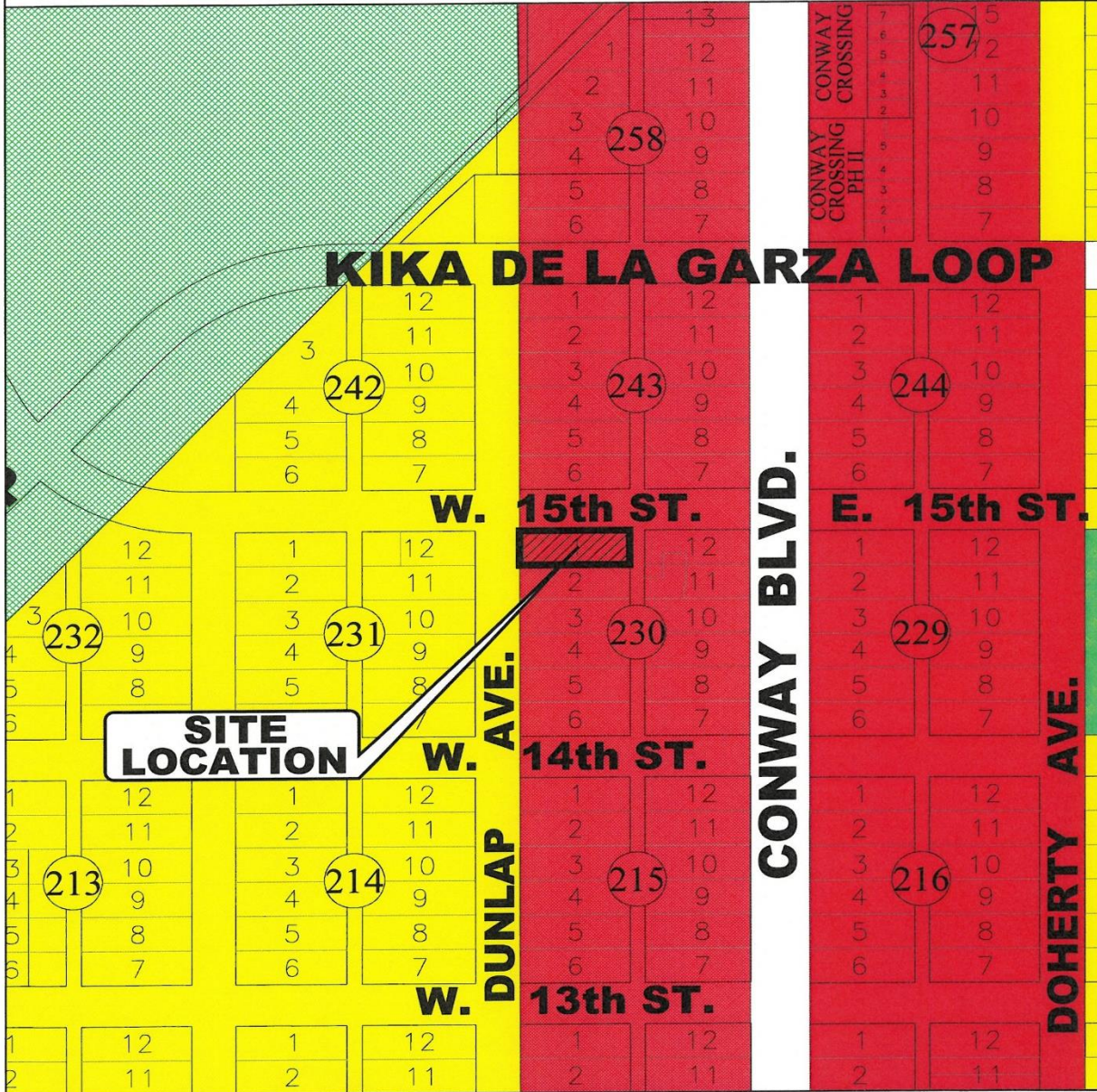
PHOTO OF THE PROPERTY FROM DUNLAP AVENUE



PHOTO OF THE PROPERTY FROM W. 15TH STREET



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
240206	CERDA SERGIO H GUZMAN	3206 SAN GABRIEL	MISSION	TX	78572-8638
652882	FLORES JAVIER & MELVA M	506 MILLER AVE	MISSION	TX	78572-5340
240230	RODRIGUEZ JUAN R & SYLVIA	2805 LEONOR ST	MISSION	TX	78572-9429
240239	FLORES JAVIER & MELVA	506 MILLER AVE	MISSION	TX	78572-5340
240242	LONGORIA ISRAEL JR	1511 N CONWAY AVE STE B	MISSION	TX	78572-4060
240238	FLORES JAVIER & MELVA	506 MILLER AVE	MISSION	TX	78572-5340
240240	JONES LANCE LENLEE	1505 N CONWAY AVE	MISSION	TX	78572-4007
240229	GONZALEZ ARTURO R & ESTHER M	1503 N DUNLAP AVE	MISSION	TX	78572-3825
240217	CHEVAILI JOSE DE JESUS & JUANA E	1404 N FRANCISCO AVE	MISSION	TX	78572-4268
240216	SAENZ JESUS & SILVIA SALAS	1409 N DUNLAP AVE	MISSION	TX	78572
240215	REYNA AMERICO AYALA & MARTHA HERNANDEZ ALVARADO	C CERAMICA 228 COL. EL BARRO 67300	SANTIAGO NL	NULL	NULL
240202	SALINAS VERONICA	1420 N DUNLAP AVE	MISSION	TX	78572-3824
240201	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
240203	ALBA ALMA D	1414 N DUNLAP AVE	MISSION	TX	78572-3824
240208	CERDA MELISSA ISLE	1410 SAMANTHA ST	MISSION	TX	78574-3611
240204	VERA ROBERTO JR & ELIZABETH MONTOYA	1515 E 28TH ST	MISSION	TX	78574-4037
240205	PAVO REAL ENTERPRISES INC	923 BOWEN	MISSION	TX	78572-3606
240218	ALBA EDGAR	1417 N DUNLAP AVE	MISSION	TX	78572-3823
501846	ALBA BALTAZAR & MA DEL CARMEN	1421 N DUNLAP AVE	MISSION	TX	78572-3823
240219	SALINAS SARAH	2004 TILLIE LN	MISSION	TX	78572-4636
240210	EULER FRANCIS ROGER JR	1419 N. CONWAY	MISSION	TX	78572-4006