



MEETING DATE: March 18, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Trospers Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 15, 2026 – Application for rezoning submitted for processing.
- March 7, 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.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- Due to changing market conditions, the applicant is requesting to rezone the subject property located along the East side of Trospers Road from Duplex-fourplex Residential District (“R-2”) to Single-family Residential (R-1) District to sell the lots for single-family homes.
- The tract of land measures 634 feet along Trospers Road and has a depth of 1,320 feet for a total acreage of 26.79 acres.
- Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024.
- The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction will result in 30 lots measuring, on the average, 85 feet by 132 feet.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North.
- The surrounding land uses is a fourplex apartments subdivision to the South, a single-family home and agricultural land to the West and East.
- 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 36 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

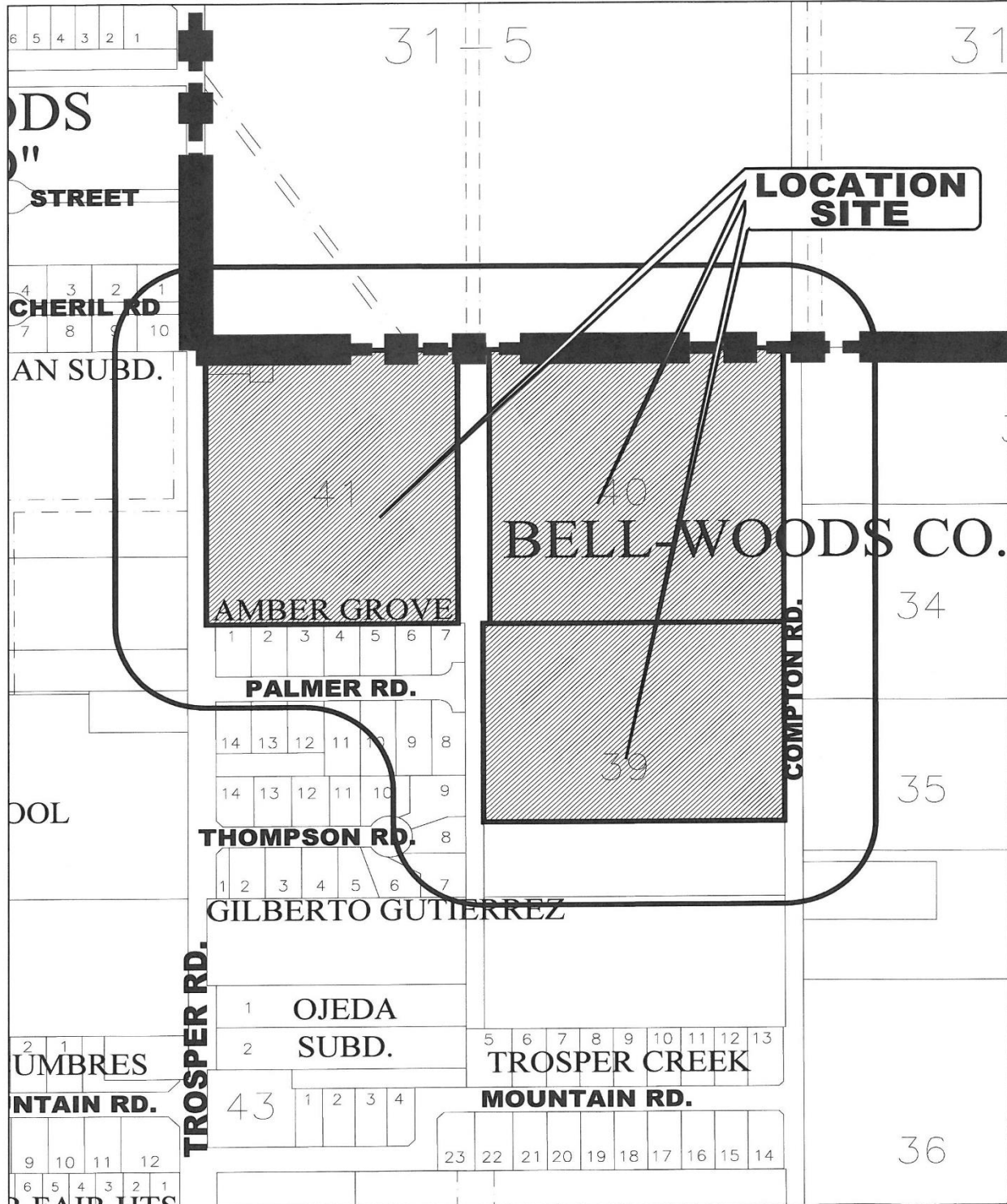
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



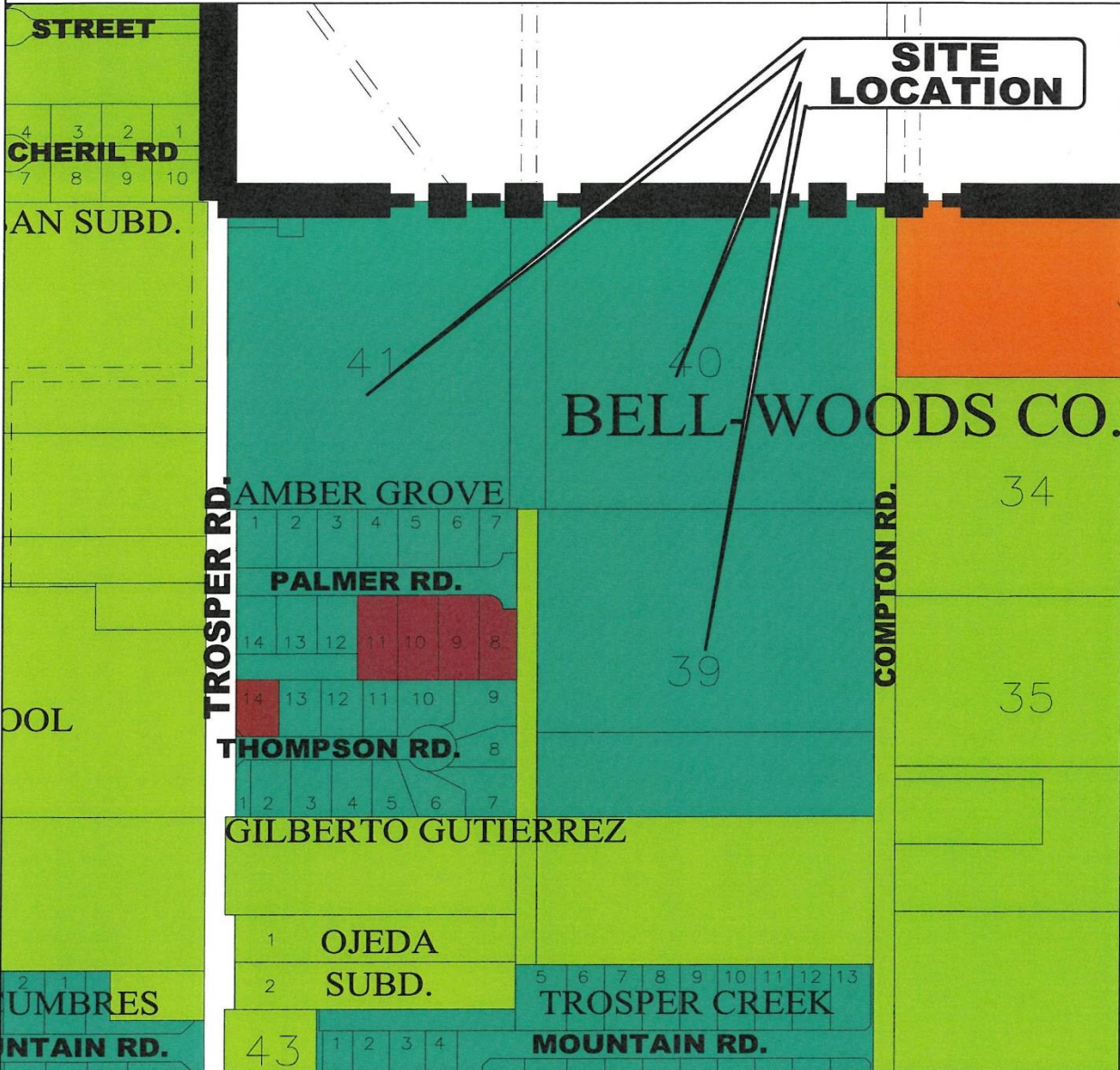
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

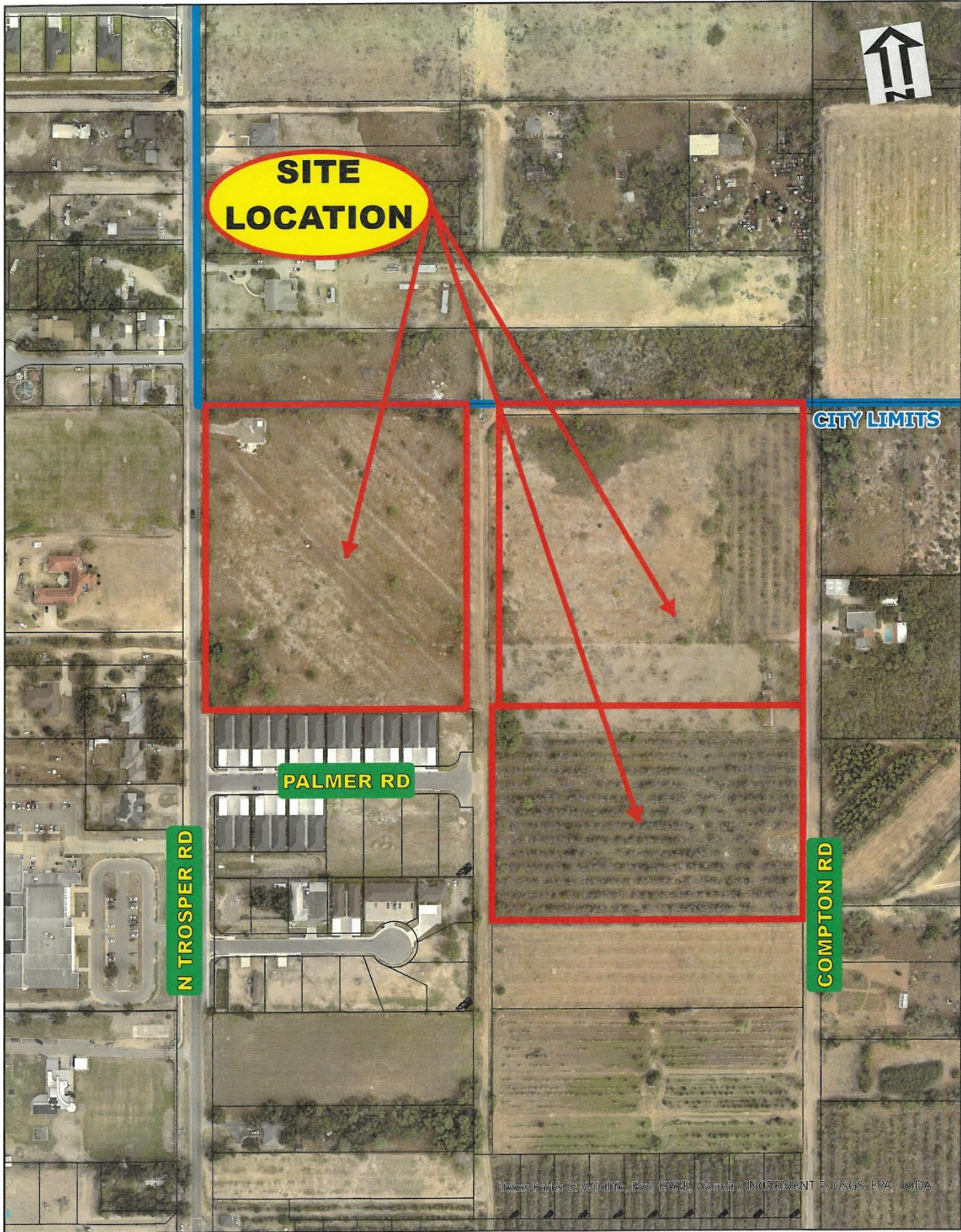
ZONING MAP



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



**SITE
LOCATION**



CITY LIMITS

PALMER RD

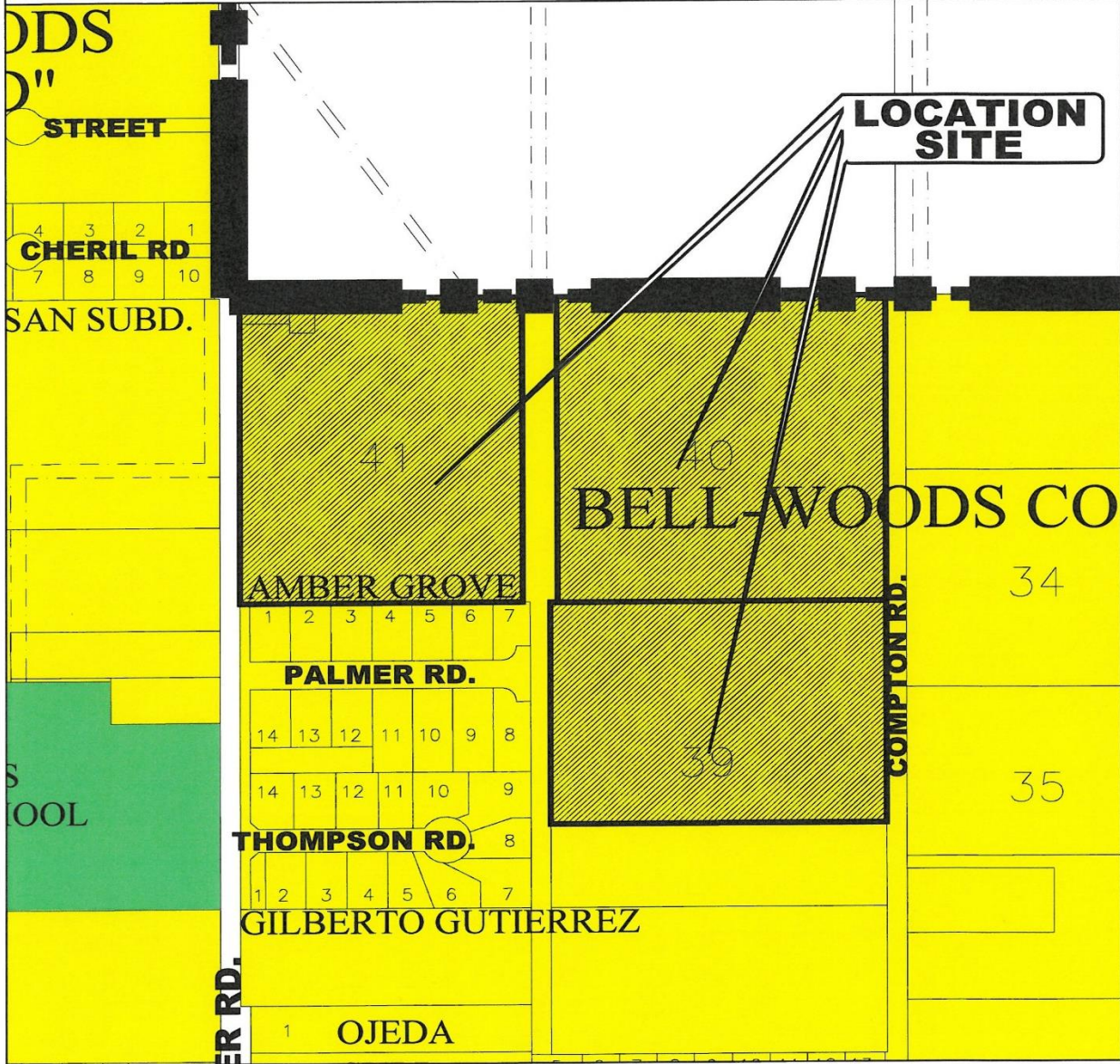
N TROSPER RD

COMPTON RD

PHOTO OF THE PROPERTY FROM TROSPER 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
199336	GARZA OMAR	800 CHERIL RD	MISSION	TX	78573-1705
199337	RAMON ABIEL	550 W 3 MILE LN	PALMHURST	TX	78572
640384	RODRIGUEZ DAVID & MELINDA A	3301 TROSPER RD	MISSION	TX	78573-1325
317353	LEO IRMA I TRUSTEE IRMA I LEO LIVING TRUST	3627 N TROSPER RD	MISSION	TX	78573-1371
317355	LEO RAVEN	3625 N TROSPER RD	MISSION	TX	78573-1371
654808	RANGEL RUBY LYNN	3411 N TROSPER RD	MISSION	TX	78573
317354	LEO IRMA I TRUSTEE IRMA I LEO LIVING TRUST	3627 N TROSPER RD	MISSION	TX	78573-1371
317352	PENA SYLVIA A	PO BOX 891	MISSION	TX	78573-0014
123520	JACOBSON STANLEY	1505 DOHERTY AVE	MISSION	TX	78572-4018
123521	BALLI AARON	1620 E GRIFFIN PKWY	MISSION	TX	78572
123522	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123511	VALDEZ DANIELLE A	1901 S VOSS RD NO. 6	HOUSTON	TX	77057-2612
123512	SALINAS MA ESTER	715 MILLER ST	MISSION	TX	78572-5343
123514	SALINAS MARIA ESTER	715 MILLER AVENUE	MISSION	TX	78572
123524	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
317489	MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4311
199344	SANCHEZ RUBEN	801 CHERIL RD	MISSION	TX	78573-1332
199345	MARTINEZ ANTONIA S	612 N 27TH ST	MCALLEN	TX	78501-7513
790033	PENA SYLVIA A	PO BOX 891	MISSION	TX	78573-0014
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573
1371173	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371174	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371175	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371176	MAHONEY DAVID	4615 S BRIDGE AVE	WESLACO	TX	78596-1393
1371166	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1559723	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559722	BAZAN JOSEPH ROMEO	702 PALMER RD	MISSION	TX	78573-5400
1559721	AMISON MARGARET J & RICHARD D	919 SURFRIDGE DR	HEBRON	KY	41048-8745
1559720	AMISON RICHARD D & MARGARET J	706 PALMER RD	MISSION	TX	78573-5400
1559719	TERRIEN DALTON RICHARD	708 PALMER RD	MISSION	TX	78573-5400
1559718	CONFIDENTIAL	710 PALMER RD APT 4	MISSION	TX	78573-5400
1559717	RIOS RAFAEL JR	712 PALMER RD	MISSION	TX	78573-5400
1559730	GALVAN FLORENTINO GONZALEZ JR	7707 WESTERN VIEW DR	MISSION	TX	78572
1559729	SAENZ JOSE GUADALUPE CANTU	16380 6416 RD	MONTROSE	CO	81403
1559728	OKWEGBA IKECHUKWU CHRISTOPHER JR	709 PALMER RD	MISSION	TX	78572
1559727	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559726	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559725	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559724	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035