



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 Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp. Inc. - 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:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to convert the existing house into an office building.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The lot of record measures 50 feet in width and has a depth of 180 feet for a total area of 9,000 square feet.
- The surrounding zones are General Business (C-3) District to the Northwest and Northeast and Single-family Residential (R-1) District to the Southeast and Southwest.
- The property has a single-family residential home. The surrounding land uses include an office complex to the Northwest and single-family homes to the Southeast and Southwest.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no 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



200' RADIUS MAILOUT



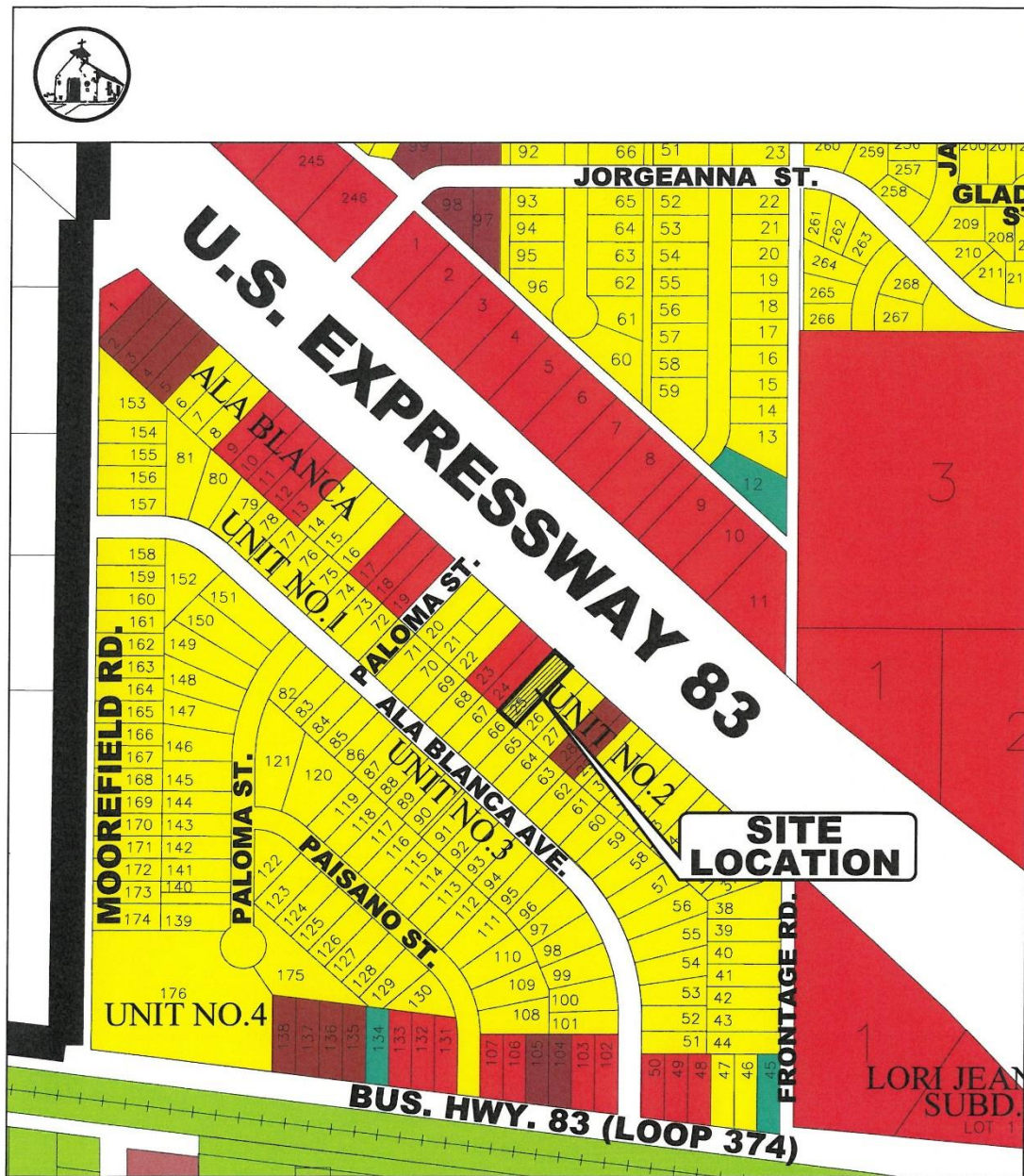
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78752

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

No.

ZONING MAP



ZONING LEGEND

	A0-1 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-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

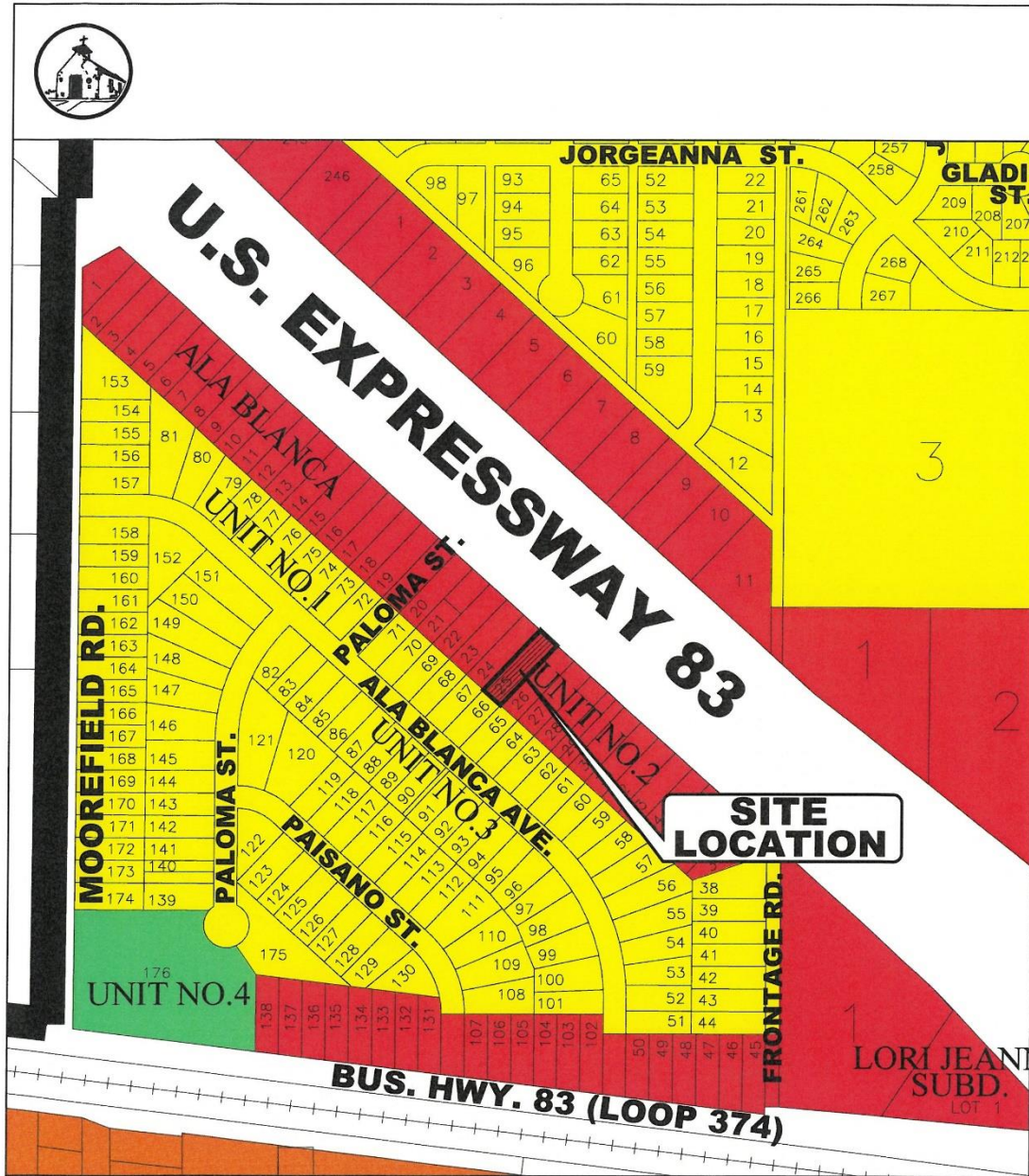
AERIAL



PHOTO OF THE 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 |

PERMITTED USES FOR THE C-1 DISTRICT

OFFICE BUILDING DISTRICT ("C-1")

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	Name	AddrDelive	AddrCity	AddrState	AddrZip
109636	LOYA ARMANDO	2506 ALA BLANCA AVE	MISSION	TX	78572-7026
109589	CORTINA IGNACIO	2503 W EXPRESSWAY 83	MISSION	TX	78572-7044
109588	YBARRA RIGO JR	2505 W INTERSTATE HIGHWAY 2	MISSION	TX	78572
109633	CARDENAS NICOLASA	2500 ALA BLANCA AVE	MISSION	TX	78572-7026
109631	LOPEZ NANCY R	2420 ALA BLANCA AVE	MISSION	TX	78572-7003
109627	HINOJOSA NORMA REYNA	1803 FAIR OAKS DR	MISSION	TX	78574-2038
109629	CASTILLO JUANITA	2418 ALA BLANCA AVE	MISSION	TX	78572-7003
109628	HINOJOSA NORMA REYNA	2575 E GRIFFIN PARKWAY	MISSION	TX	78572-3576
109590	VILLEGAS KARINA MARGARITA CAMANO	2427 W INTERSTATE HWY 2	MISSION	TX	78572-7022
109592	PEREZ DESIDERIO ALMAGUER	2423 W EXPRWAY 83	MISSION	TX	78572-7022
109591	SALINAS EDGAR	2701 SANTA MONICA	MISSION	TX	78572-7170
109593	DE LA GARZA CARLOS H	2421 W EXPRESSWAY 83	MISSION	TX	78572-7022
109659	TREVINO IVAN & LIZETH	2413 ALA BLANCA AVE	MISSION	TX	78572-7004
109655	QUEZADA CESAR & LESLIE FLORES	2501 ALA BLANCA AVE	MISSION	TX	78572-7027
109656	SANDOVAL HILDA G	2419 ALA BLANCA AVE	MISSION	TX	78572-7004
109657	SANDOVAL HILDA G	2419 ALA BLANCA AVE	MISSION	TX	78572-7004
109654	ORTA LUIS ERNESTO SALINAS	805 S 25TH ST	MCALLEN	TX	78501
109658	GARCIA YZA	2415 ALA BLANCA AVE	MISSION	TX	78572-7004
109634	MENDOZA OSCAR & MELIDA	2504 ALA BLANCA AVE	MISSION	TX	78572
109632	LOPEZ NANCY R	967 WASHINGTON ST	MISSION	TX	78572-3421
109630					
109594	TREVINO SAMUEL & MELISSA M	4513 N 5TH ST	MCALLEN	TX	78504
109595	RODRIGUEZ NOE	126 D B WOOD RD	GEORGETOWN	TX	78628-7111