



MEETING DATE: March 18, 2025

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 Duplex-fourplex Residential District ("R-2"), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 17, 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 properties from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a triplex apartment complex at each lot.
- The properties are located at the Northeast corner of N. Holland Avenue and W. 10th Street.
- The lots of record have a combined 15,000 square feet in area and measure 100 feet along Holland Avenue and 150 feet along W. 10th Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West.
- The surrounding land uses include single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the "La Fruteria" business to the South. There is a paved alley along the East side of the properties.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan, however, staff feels that the properties with frontage on Holland Avenue are in transition to multifamily uses.
- Notices were mailed to 17 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

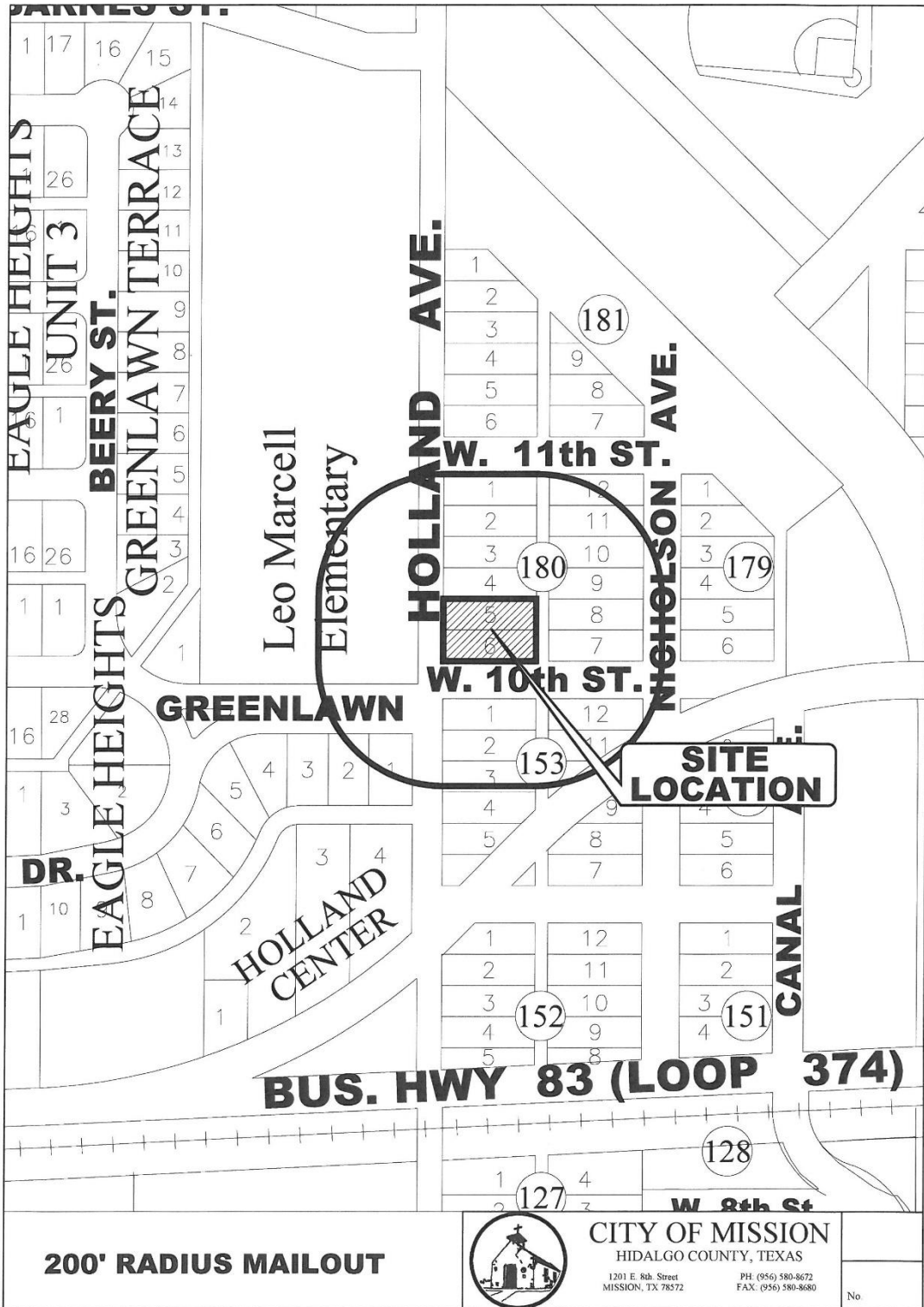
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



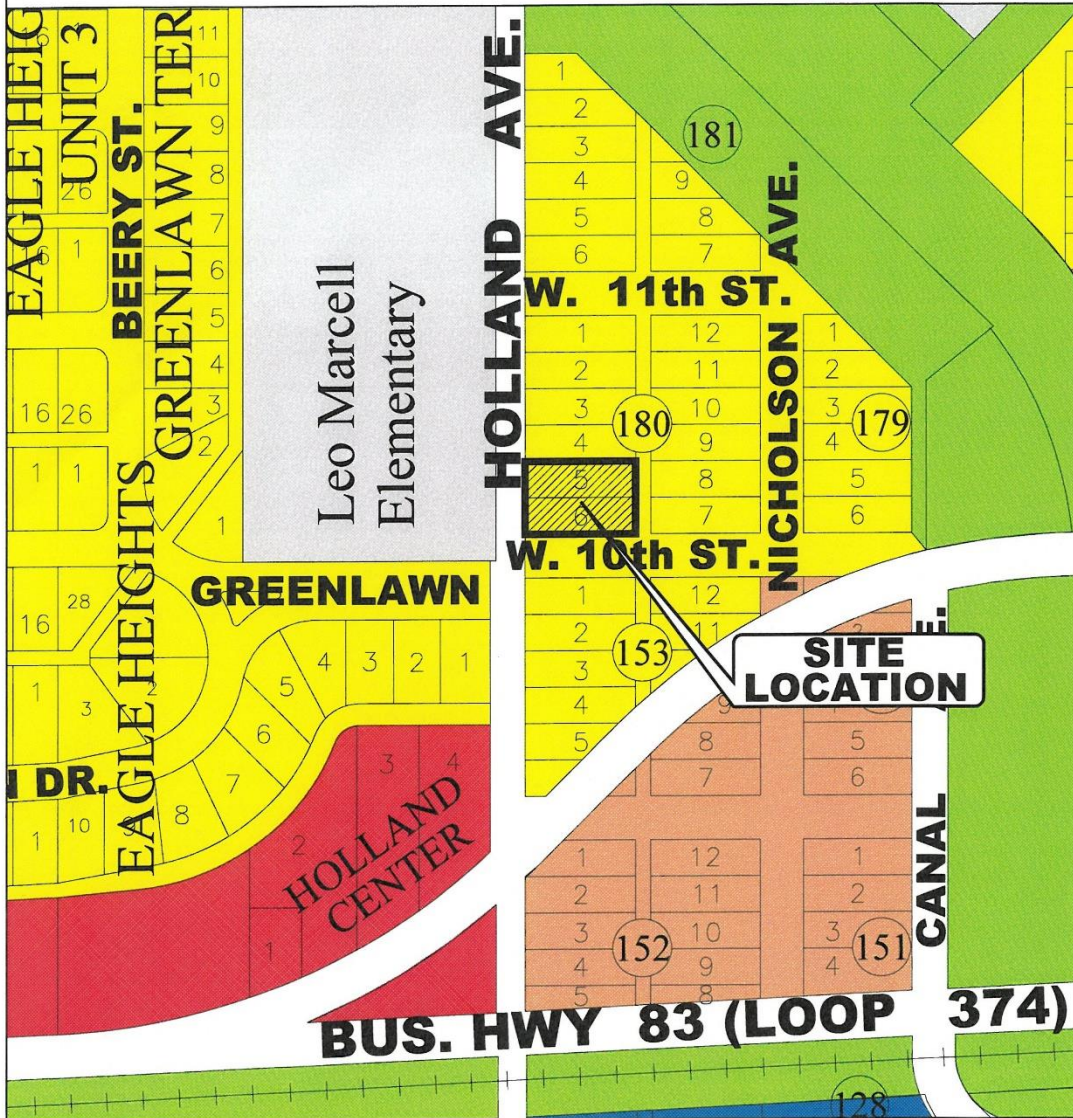
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



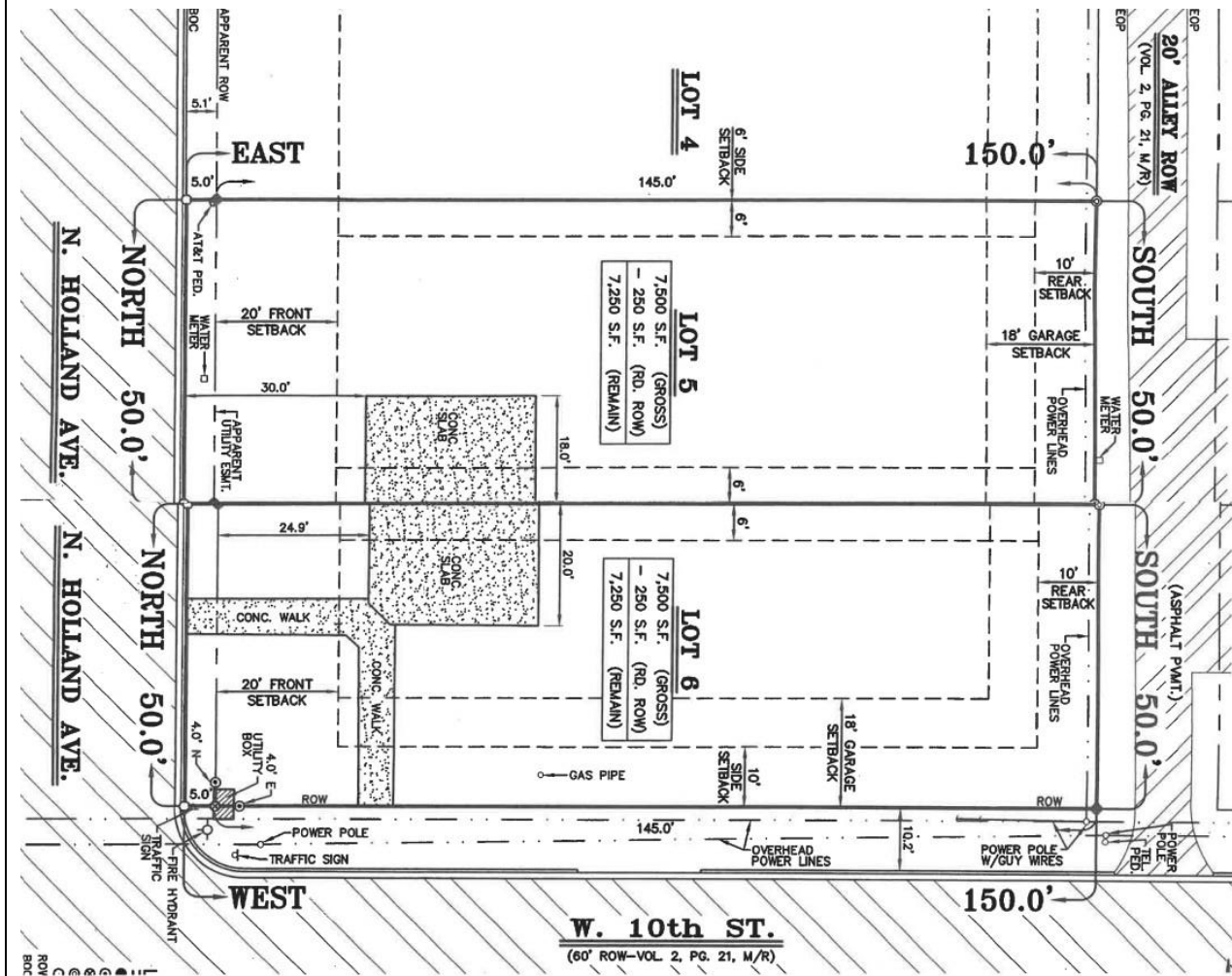
ZONING LEGEND

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

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PROPERTY SURVEY



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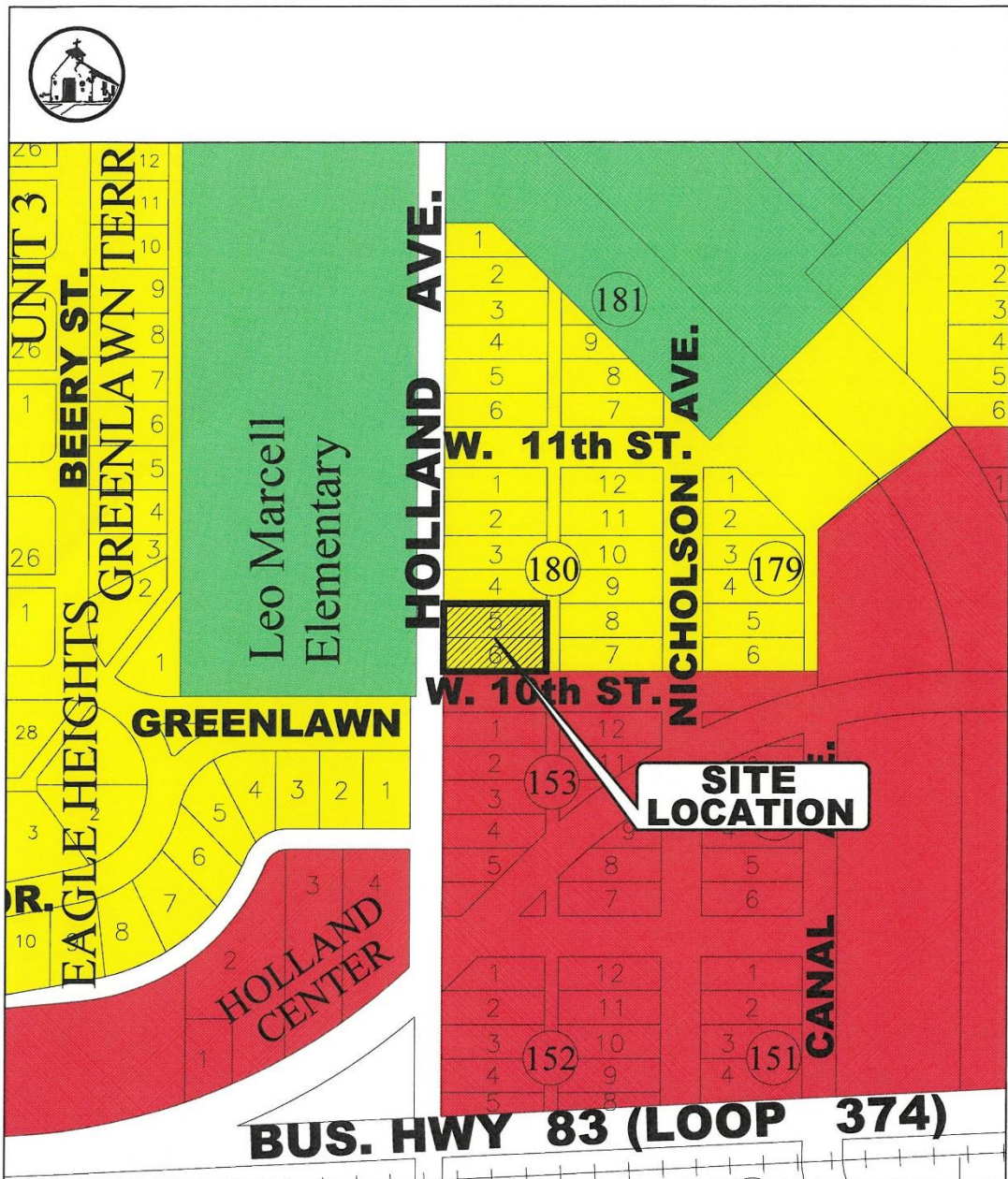
PHOTO OF THE SUBJECT PROPERTY FROM HOLLAND













PHOTO OF THE SUBJECT PROPERTY FROM 10TH 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
239662	HERRERA OSCAR G & DORA I	504 THORNWOOD DR	MISSION	TX	78574-2301
239663	GARCIA RICARDO H	1101 ASH DR	MISSION	TX	78572-4437
183444	GARCIA RICARDO A JR & JENNIFER L PENA	915 N HOLLAND AVE	MISSION	TX	78572-3744
316794	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
239889	ALVARADO FLORENTINO JR & AMPARO	1020 N HOLLAND AVE	MISSION	TX	78572-3745
183445	GARZA MARIA EUFEMIA P	102 GREENLAWN ST	MISSION	TX	78572-3609
239898	PEREZ DOMINGO	1019 N NICHOLSON AVE	MISSION	TX	78572-3737
239895	VALDEZ M G	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
239899	REYNA REMIGIO	918 BURRUS ST	MISSION	TX	78572-3632
239896	GARZA CECILIO	PO BOX 2272	MISSION	TX	78573-0037
239890	CRUZ EMILIO	1016 N HOLLAND AVE	MISSION	TX	78572-3745
239891	CANTU ADALBERTO & DORA A	1012 N HOLLAND AVE	MISSION	TX	78572-3745
239892	GONZALEZ JORGE A & CYNTHIA C	PO BOX 4430	EDINBURG	TX	78540-4430
239897	GARZA CECILIO	1140 BERRY ST	MISSION	TX	78572-3605
239669	GONZALEZ JOSE ROEL & BLANCA ESTELA GONZALEZ CHAVEZ	3007 DOVE AVE	MISSION	TX	78574-9739
239893	GONZALEZ KATIE A DAVIS ET AL	6308 ROBINSNEST	SAN ANTONIO	TX	78249-2128
239894	GONZALEZ KATIE A DAVIS ET AL	6308 ROBINSNEST	SAN ANTONIO	TX	78249-2128