



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on Wednesday, April 2, 2025 at 5:30 p.m. in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

The Public Dial Information to Participate Via Zoom/Telephone Meeting is as Follows:

Time: April 2, 2025 05:30 PM Central Time

Meeting ID: 897 7602 0577

Passcode: 997806

One tap mobile

+13462487799, Meeting ID: 897 7602 0577 # Password: 997806

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes

PUBLIC HEARINGS

REZONING

1 To Consider a Rezoning request from Single Family Residential District ("R-1") to General Business District ("C-3") for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # _____ - Cervantes

2 To Consider a Rezoning request from Single Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance # _____ - Cervantes

CONDITIONAL USE PERMIT

3 Tabled: Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance # _____ - Cervantes

PLAT APPROVALS

4 Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

DISCUSSIONS

5 Discussion on proposed amendments to the lot size requirements for the different zoning categories - Cervantes

6 Discussion on parking requirements for multi-family developments - Cervantes

ADJOURNMENT

Signed this the **28th** day of **March, 2025**

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 28th day of March, 2025 at 5:04 p.m.

Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION

Notice is hereby given that on the 2nd **day of April, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Commission at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Commission may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

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Should any final action, final decision, or final vote be required in the opinion of the Commission with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **28th day of March, 2025** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at _____ p.m. on said date.

Anna Carrillo, City Secretary



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To Consider a Rezoning request from Single Family Residential District (“R-1”) to General Business District (“C-3”) for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 11, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- April 2, 2025 – Public Hearing and consideration of the rezoning request by the Planning and Zoning Commission
- April 14, 2025 – Public Hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to General Business District (“C-3”) to allow a commercial business in the property. **(ATTACHMENT I).**
- The subject property measures 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There are no minimum lot dimensions for lots in the “C-3” district. **(ATTACHMENT II).**
- There is a commercial building in the subject property that measures 40 feet by 60 feet for a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District. **(ATTACHMENT II).**
- The surrounding zones consist of Single-family Residential District (“R-1”) in all directions **(ATTACHMENT III).**
- The surrounding land uses consist of single-family homes to the East and North, Multifamily Residential to the West and a church to the South **(ATTACHMENT IV).**
- The future land use map designates this property as Low Density Residential **(ATTACHMENT V).**
- The entire neighborhood was rezoned to Single-family Residential district (“R-1”) during comprehensive rezoning in the year 2005.
- A list of permitted and conditional uses for the C-3, C-2 and C-1 commercial zones is included **(ATTACHMENT VI).**

- Staff mailed out (26) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.

STAFF RECOMMENDATION:

Approval

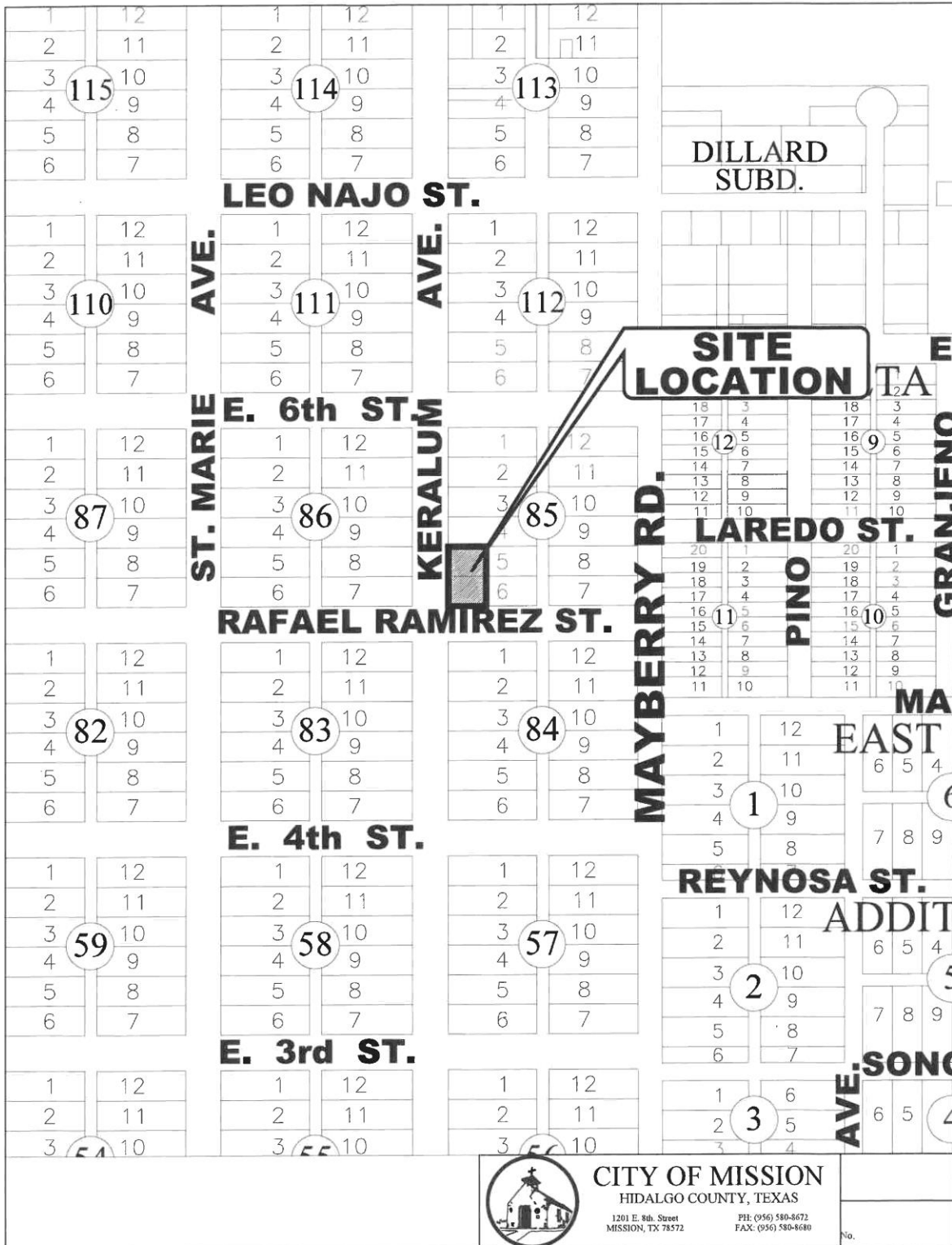
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

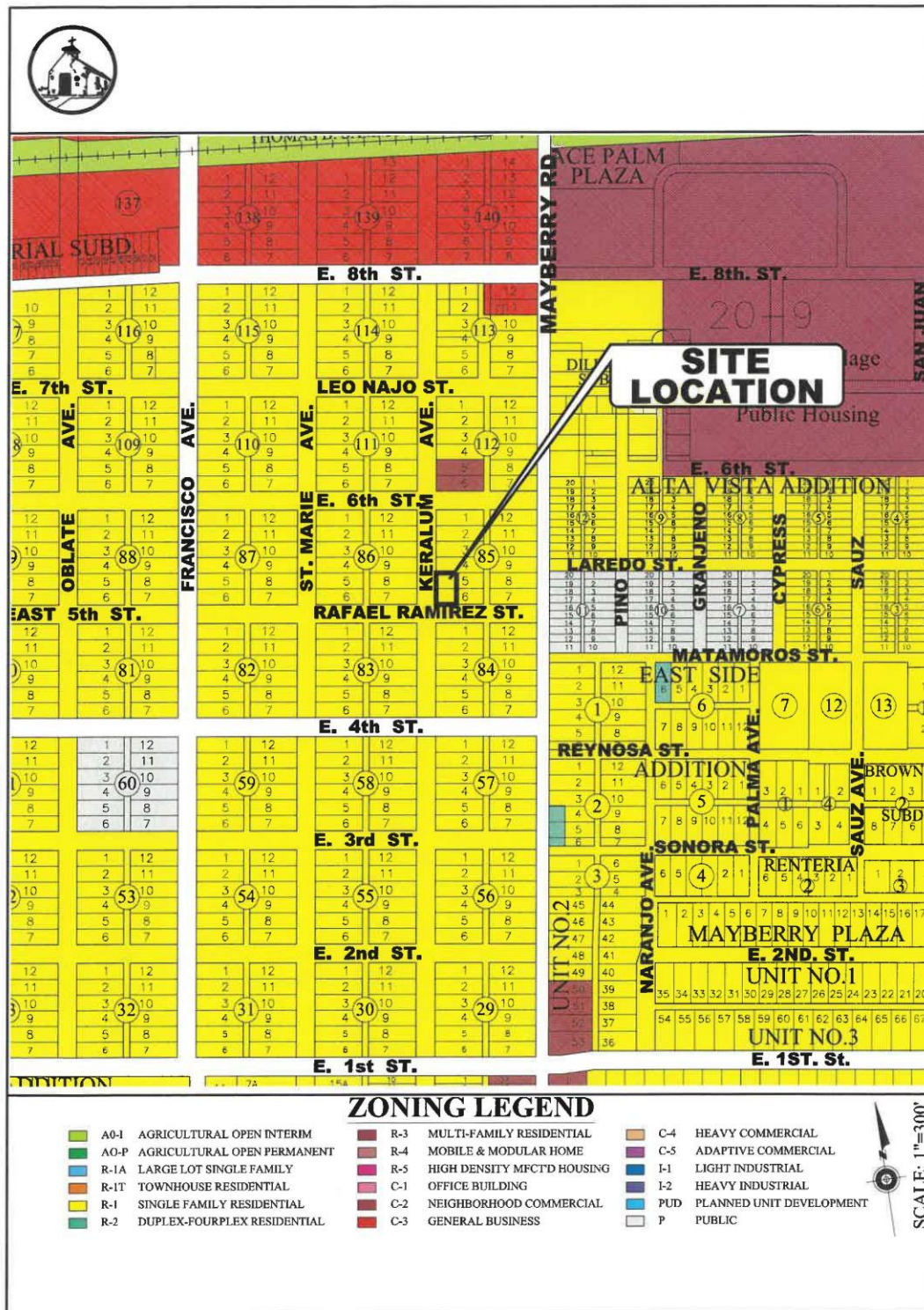
_____ DISSENTING _____

ATTACHMENT - I LEGAL NOITICE





ATTACHMENT III - ZONING MAP



ATTACHMENT IV - AERIAL



SITE PHOTO



ATTACHMENT VI– Permitted and Conditional Uses

GENERAL BUSINESS DISTRICT (“C-3”)

PERMITTED USES

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

ATTACHMENT VI – Permitted and Conditional Uses

NEIGHBORHOOD COMMERCIAL DISTRICT (“C-2”)

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Business establishments such as banks, loan companies, insurance, and real estate offices
- Restaurants or bars
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

ATTACHMENT VI – Permitted and Conditional Uses**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

M5200-00-083-0010-00 (239222)
CRUZ MARIA & SANDRA I ANDRADE
A/K/A ALVAREZ
415 N KERALUM AVE
MISSION TX 78572

M5200-00-083-0011-00 (239223)
VILLARREAL MARIA E & JUAN JOSE
1007 E 2ND ST
MISSION TX 78572

M5200-00-083-0012-00 (239224)
VILLARREAL RAFAEL G Jr
421 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0001-00 (239226)
CHURCH OF GOD OF PROPHECY OF
SEVERO G & ELVIRA S CHAPA TRST
1000 OBLATE AVE
MISSION TX 78572

M5200-00-084-0002-00 (239227)
HERRERA VELMA
414 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0003-00 (239228)
PEREZ JOSE G & PAULA DURAN
CASTILLO
412 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0010-00 (239235)
CANO ERNESTO & MARIA DE LA LUZ
415 N MAYBERRY STREET
MISSION TX 78572

M5200-00-084-0011-00 (239236)
MARTINEZ ANGEL & AIDA
417 N MAYBERRY ST
MISSION TX 78572

M5200-00-084-0012-00 (239237)
SANCHEZ JACOB
325 E 11TH ST A
LA JOYA TX 78560

M5200-00-085-0001-00 (239238)
SERVELLON DAVID & VELMA LEE
OLIVAREZ
518 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0002-00 (239239)
CASTILLO ALICIA A
2202 NICOLE DR
MISSION TX 78574

M5200-00-085-0003-00 (239240)
BAZALDUA DIONICIO
508 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0004-00 (239241)
ESPINOSA JOSE LUIS
506 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0005-00 (239242)
VELA JOSE
703 E 5TH ST
MISSION TX 78572

M5200-00-085-0005-05 (573641)
CASTILLO ALICIA A
2202 NICOLE DR
MISSION TX 78574

M5200-00-085-0006-00 (239243)
VELA JOSE & EMMA
703 E RAFAEL RAMIREZ
MISSION TX 78572

M5200-00-085-0007-00 (239244)
SANTILLAN ROBERTO
1401 BETTY DR
MISSION TX 78572

M5200-00-085-0008-00 (239245)
RAMIREZ BENITO & CLAUDIA M
505 N MAYBERRY ST
MISSION TX 78572

M5200-00-085-0009-00 (239246)
OLIVAREZ AGUSTIN & MARIA B
509 N MAYBERRY ST
MISSION TX 78572

M5200-00-085-0011-00 (239247)
LUNA RUBEN
519 N MAYBERRY ST
MISSION TX 78572

M5200-00-085-0012-00 (239248)
MURILLO AURORA GARZA
6614 AMBERWOOD DR
SAN ANTONIO TX 78242

M5200-00-086-0007-00 (239255)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-086-0008-00 (239256)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-086-0009-00 (239257)
CAVAZOS MANUEL C & GUADALUPE
509 N KERALUM AVE
MISSION TX 78572

M5200-00-086-0011-00 (239259)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-086-0012-00 (239260)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST 64.4 FEET OF LOTS 5 & 6, BLOCK 85,
ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT THE NORTHEAST
CORNER OF KERALUM AVENUE AND EAST 5TH STREET (RAFAEL RAMIREZ STREET),
FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-3 (GENERAL BUSINESS)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
The West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision	R-1	C-3

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To Consider a Rezoning request from Single Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 13, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- April 2, 2025 – Public hearing and consideration of the rezoning request by the Planning and Zoning Commission
- April 14, 2025 – Public hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant is requesting to rezone the subject property from Single Family Residential District ("R-1") to Duplex-fourplex District ("R-2") to allow a fourplex multifamily residential development **(ATTACHMENT I)**.
- The subject property measures 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There is a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot is 8,200 square feet. The subject property exceeds the minimum lot size by 9,800 square feet. **(ATTACHMENT II)**.
- The surrounding zones consist of Single-family Residential District ("R-1") to the North, East and South and Duplex-Fourplex Residential District ("R-2") to the West **(ATTACHMENT III)**.
- The surrounding land uses consist of single-family residential homes in all directions **(ATTACHMENT IV)**.
- The future land use map designates this property as Low Density Residential **(ATTACHMENT V)**. The requested rezoning is in line with the adopted comprehensive plan
- Staff mailed out (30) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.

STAFF RECOMMENDATION

Approval

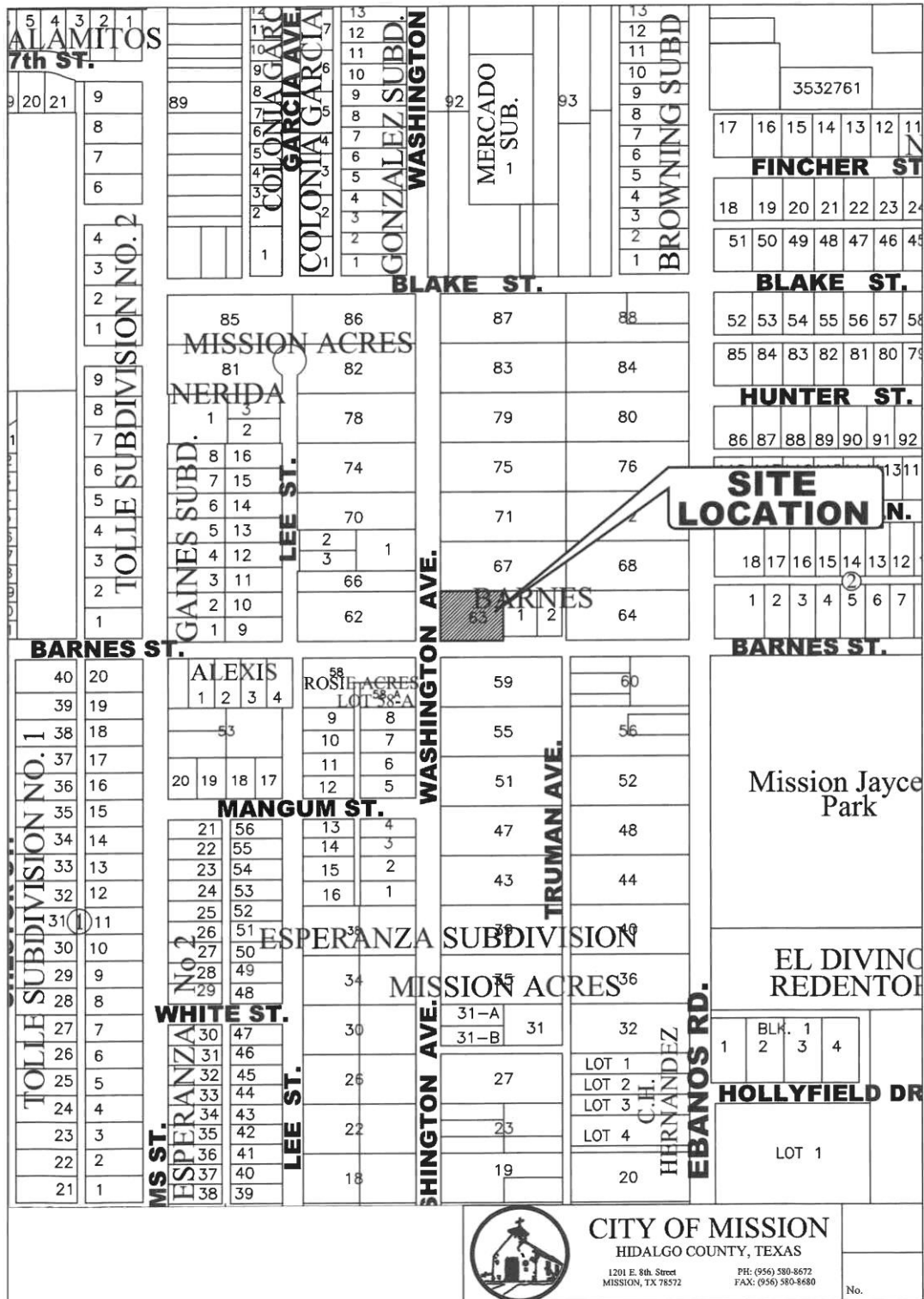
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING_____

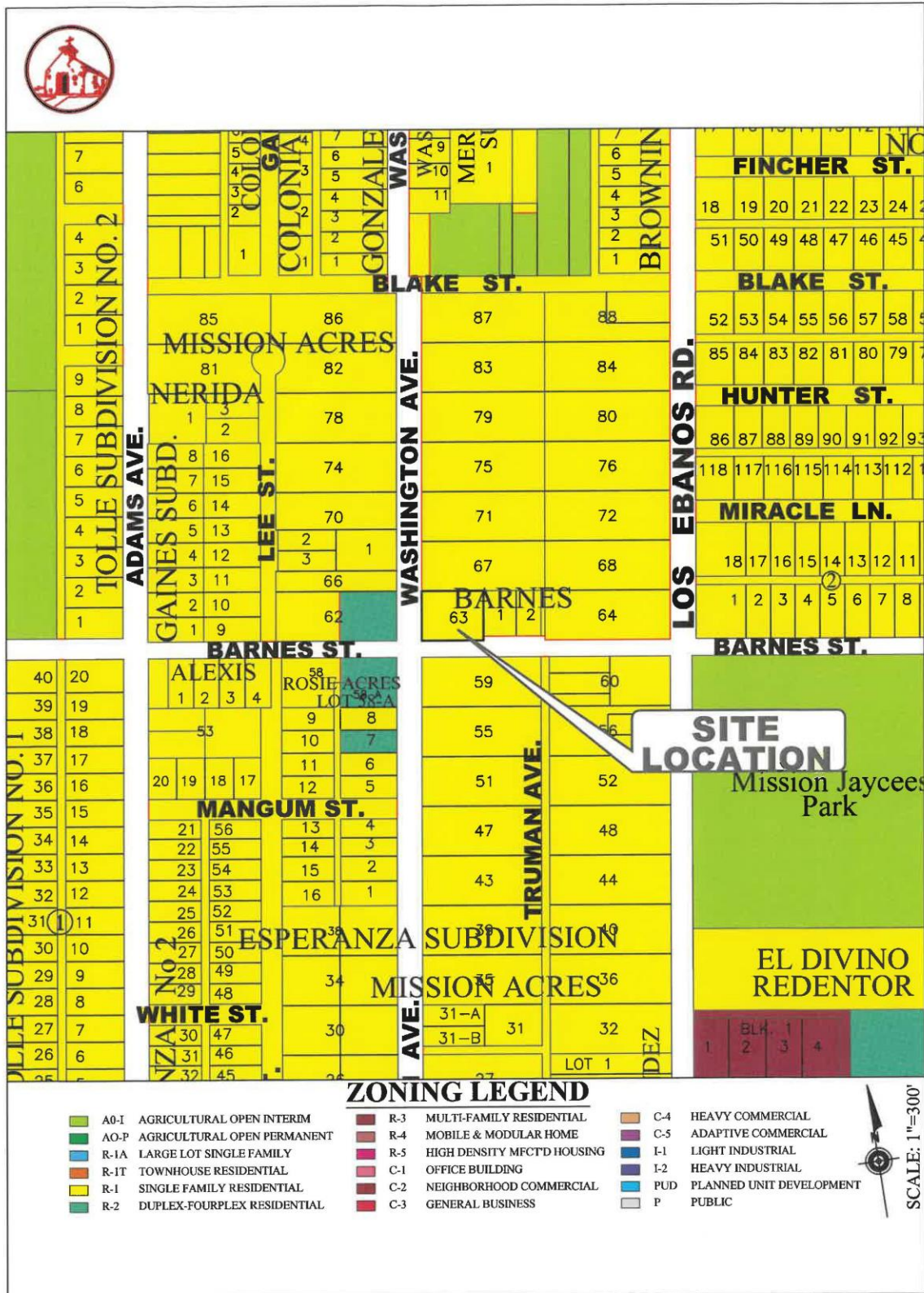
ATTACHMENT I – LEGAL NOTICE MAP



Item 2



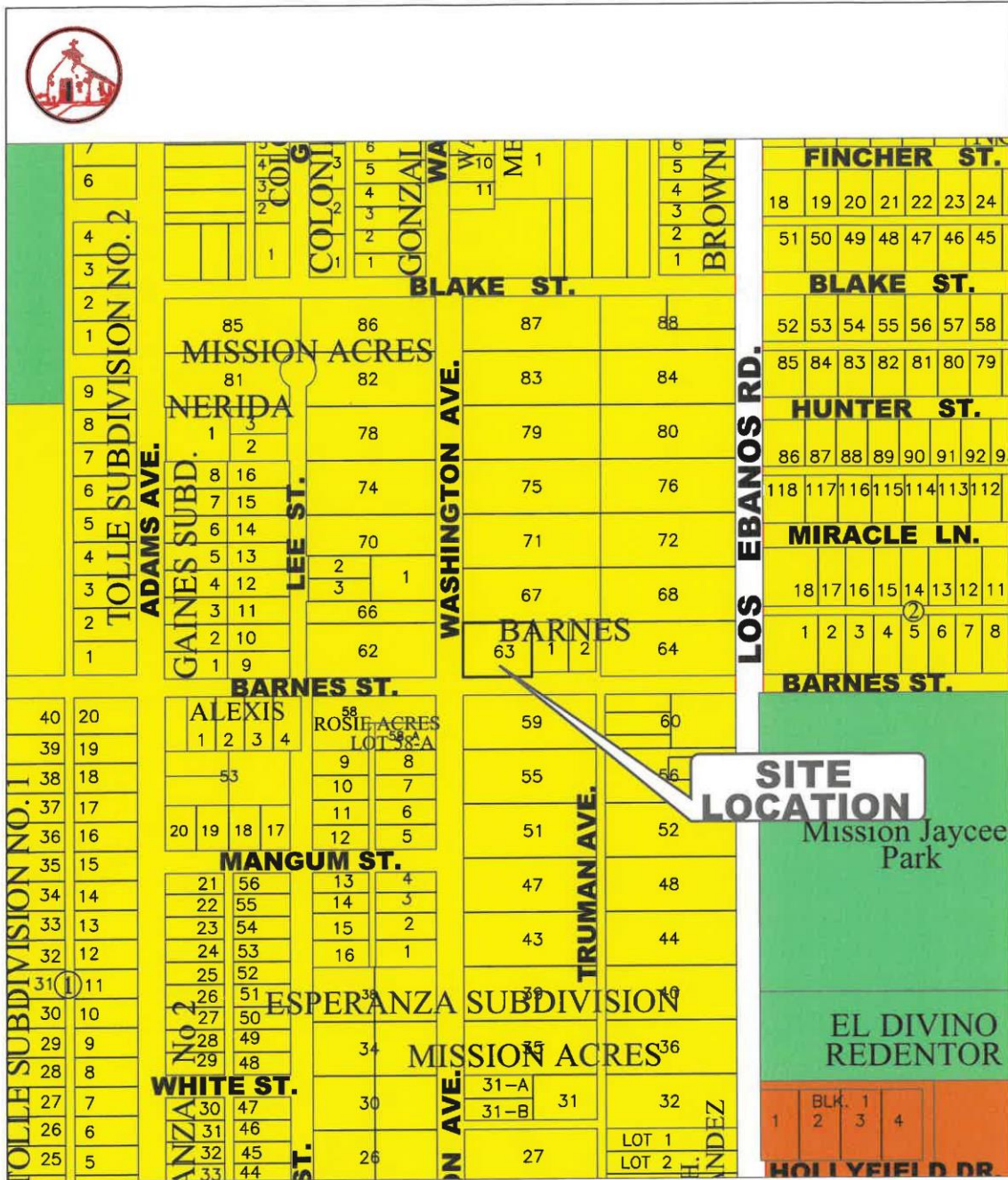
ATTACHMENT III - ZONING MAP



ATTACHMENT IV - AERIAL



ATTACHMENT V - 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 |



SITE PHOTO FROM WASHINGTON AVENUE



SITE PHOTO FROM BARNES STREET



MAIL OUT LIST

(237960)
GARZA CONSUELO M &
JOSE F GARZA ETAL
611 N SAINT MARIE ST
MISSION TX US 78572-5655

(237954)
RIOS RAUL
1007 WASHINGTON ST
MISSION TX US 78572-3423

(20830548)
CARDOZA NOEMI LERMA
1001 WASHINGTON ST
MISSION TX US 78572-3423

(171093)
GAMEZ GERARDO & LAURA
993 WASHINGTON ST
MISSION TX US 78572-3434

(237957)
GARCIA CONRADO & MARIA D S
1014 WASHINGTON ST
MISSION TX US 78572-3424

(122295)
GARCIA NORMA O
1513 BARNES ST
MISSION TX US 78572-3405

(237968)
GARCIA RENE & SYLVIA
1022 WASHINGTON AVE
MISSION TX US 78572-3424

(237942)
PALOMARES MARIA NATALIA
GUTIERREZ C/O JORGE LUIS
PALOMARES ET AL
998 WASHINGTON AVE
MISSION TX US 78572-3422

(237944)
OLIVARES EDUARDO
1508 BARNES ST
MISSION TX US 78572-3406

(237932)
CERVANTES SANTIAGO
415 CAVAZOS ST
EDINBURG TX US 78539-9609

(537262)
MARIN LAURA MANCERA
1015 WASHINGTON ST
MISSION TX US 78572

(237947)
MARRUFO YOLANDA LERMA
1001 WASHINGTON ST
MISSION TX US 78572-3423

(237940)
GARZA BRIAN ANTONIO
1604 BARNES ST
MISSION TX US 78572-3408

(237967)
GARCIA EVA PENA
JORGE L & YOLANDA SANCHEZ
1022 WASHINGTON ST
MISSION TX US 78572-3424

(237956)
ALVAREZ ROBERTO J
1010 WASHINGTON ST
MISSION TX US 78572-3424

(122296)
KARR MARIA PENA
9950 5 ST
HOUSTON TX US 77064-6200

(237953)
RODRIGUEZ ENRIQUE R
6012 RIO GRANDE CARE RD
EDINBURG TX US 78541-6660

(237943)
VASQUEZ SALLY A & ROLANDO
PO BOX 768
SULLIVAN CITY TX US 78595-0768

(237946)
BALLEZA HUGO & BELINDA
994 TRUMAN ST
MISSION TX US 78572-3444

(237933)
BALLEZA JOSE A & OFELIA
989 TRUMAN ST
MISSION TX US 78572-3446

(237955)
CARDENAS BALTAZAR
1014 LEE ST
MISSION TX US 78572-3430

(237948)
SALINAS HERACLIO
1609 BARNES ST
MISSION TX US 78572-3407

(533961)
PENA RODRIGO H & KARINA
1512 ELM DR
MISSION TX US 78572-4507

(237968)
GARCIA RENE & SYLVIA
1022 WASHINGTON AVE
MISSION TX US 78572-3424

(237949)
BARRERA HECTOR JAVIER &
MARIA DEL ROSARIO
1413 EASTVIEW CIR
PALMVIEW TX US 78574-0429

(237969)
SILVA BENITO A & MIREYDA
RODRIGUEZ SILVA
1008 DATE LN
MISSION TX US 78572-6005

(237952)
CERDA GLORIA L
1507 BARNES ST
MISSION TX US 78572-3405

(237941)
CASTANON VICTOR HUGO JR
1510 BARNES ST
MISSION TX US 78572-3406

(237930)
YBARRA JOSE DAVID
424 S COUNTY ROAD 1140
RIVIERA TX US 78379-3526

(237929)
SALINAS SUJAIIRA C/O SAN
JUANITA SALINAS & STEPHANIE DE
LEON
991 TRUMAN AVE
MISSION TX US 78572-3446

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST ONE-HALF OF LOT 63, MISSION ACRES
SUBDIVISION, LOCATED AT 1004 WASHINGTON AVENUE, FROM R-1 (SINGLE FAMILY
RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX DISTRICT)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
The Wet one-half of Lot 63, Mission Acres Subdivision	R-1	R-2

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled: Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance # ____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). P&Z tabled the item due to survey showing the proposed swimming pool not meeting the required setbacks.
- April 2, 2025 – Consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary:

- The site is located at the Northeast corner of Stewart Road and E. 21st Street.
- Per Code of Ordinance, a Pool House requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21st Street.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

- 1) Life of use with the understanding that the permit can be revoked due to non-compliance.
- 2) Must comply with all City Codes (Building and Fire, etc.)
- 3) CUP not transferable to others.
- 4) No kitchen allowed,
- 5) The building cannot be rented out.
- 6) No separate water or electrical meters allowed.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

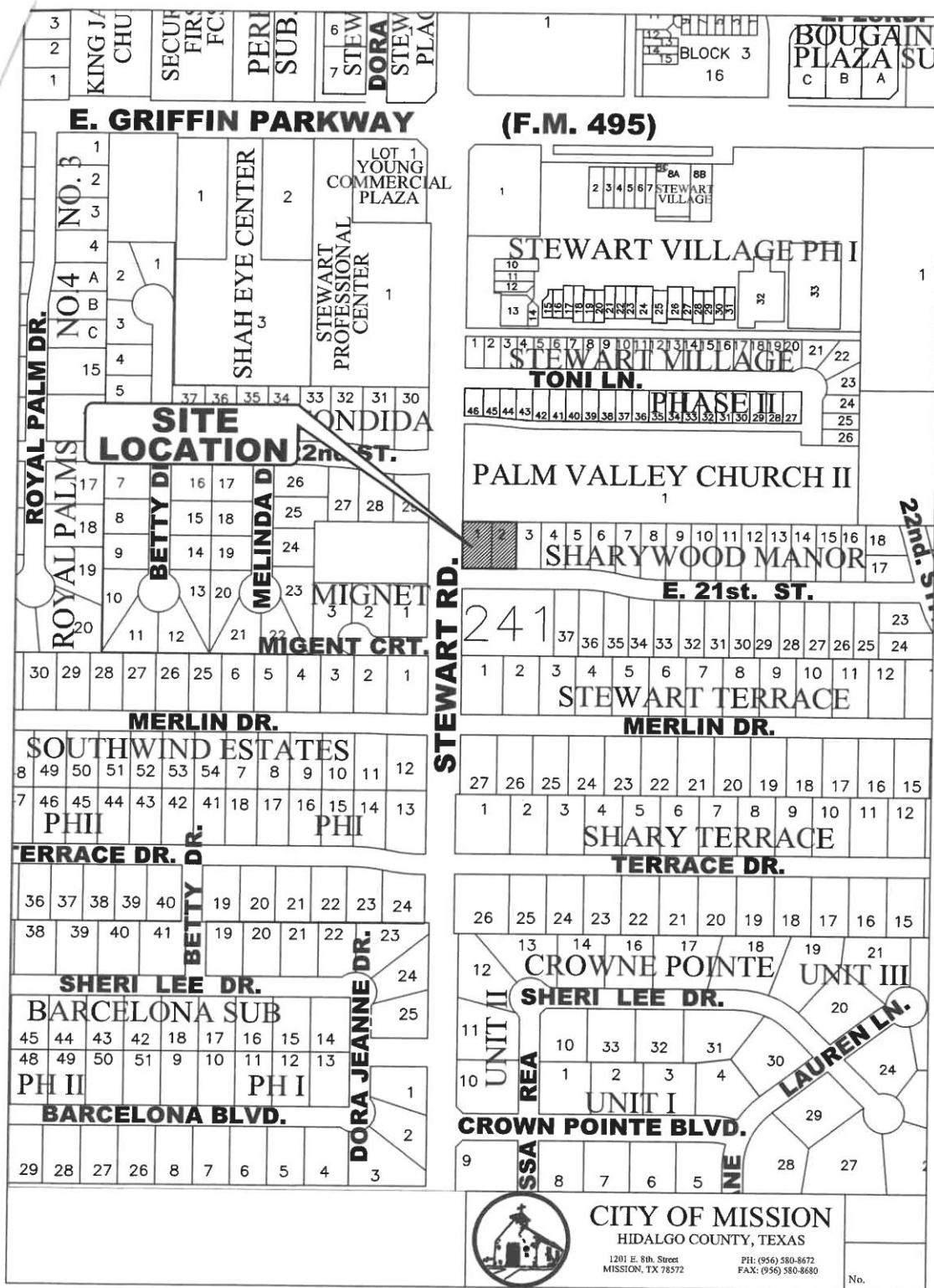
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

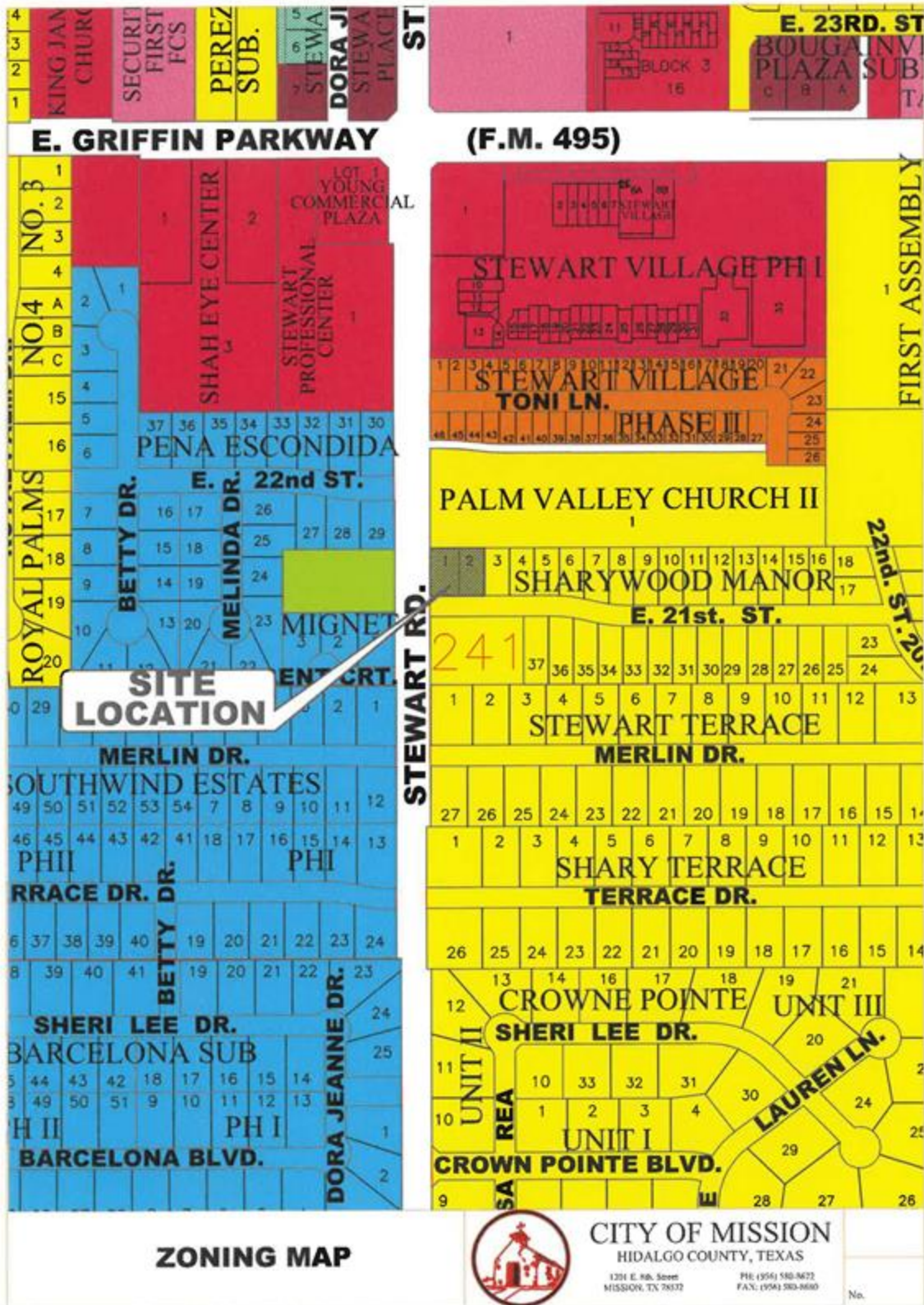
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



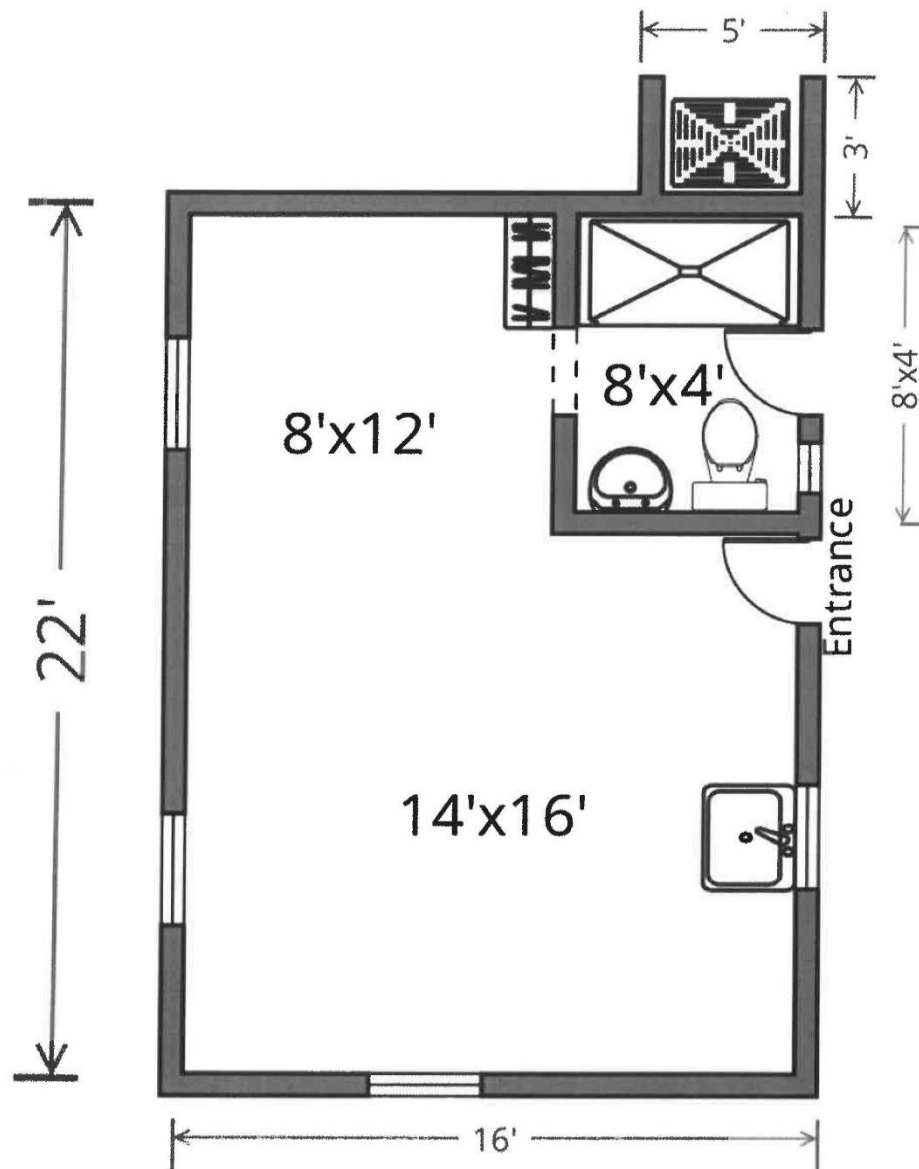
ZONING MAP



ATTACHEMENTS (PICTURES)

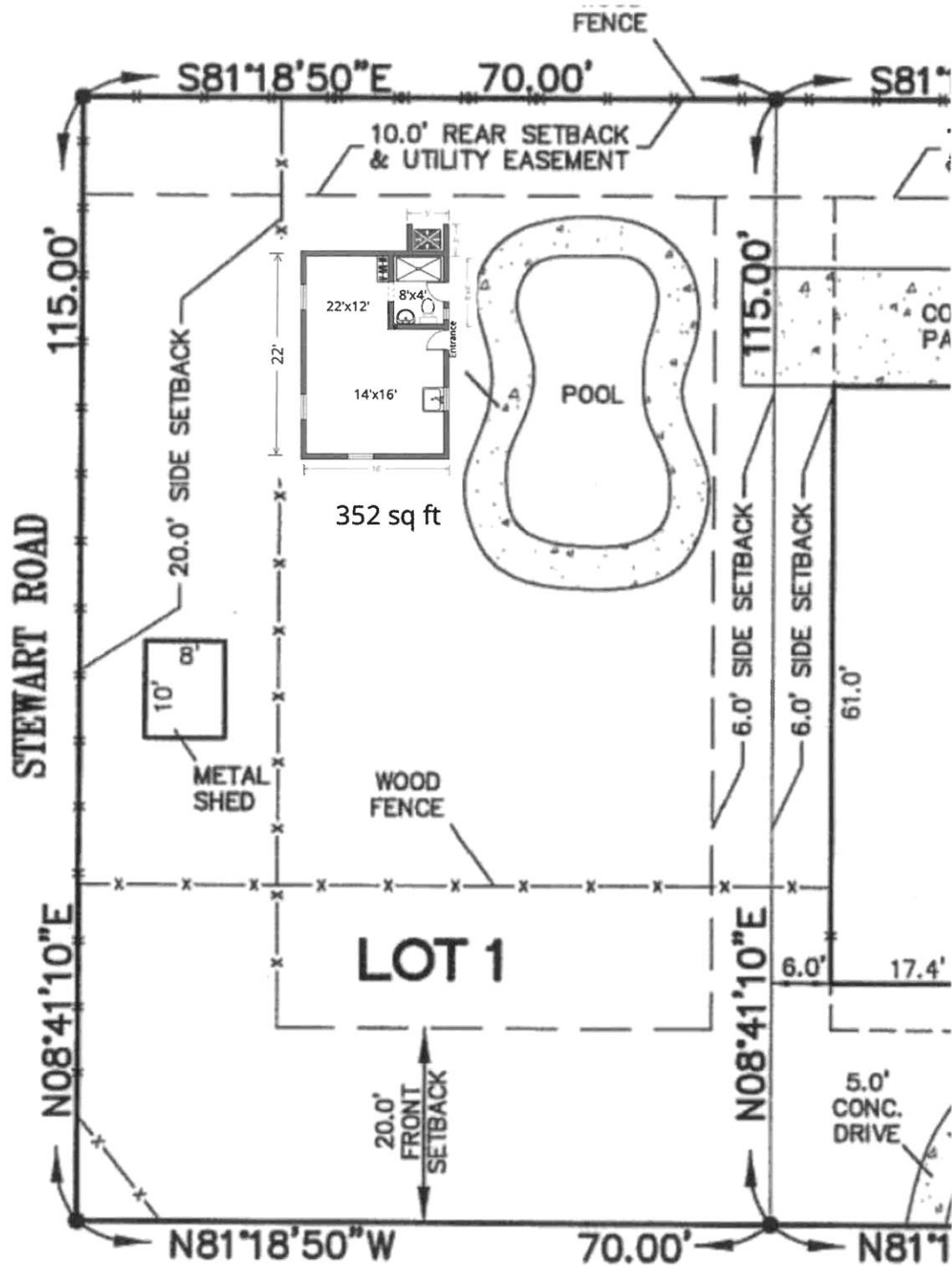


ATTACHEMENTS (PICTURES)



352 sq ft

ATTACHEMENTS (PICTURES)



STAFF RECOMMENDATION

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building and Fire, etc.)
3. CUP not transferable to others.
4. No kitchen allowed.
5. The building cannot be rented out.
6. No separate water or electricity meters allowed.

MAILOUT LIST

**MENDOZA BERENICE I &
EDUARDO U
1603 E 21ST ST
MISSION TX US 78572-3131
(574273)**

**DUAL ELECTRICAL SERVICES LLC
723 RENNEE DR
KATY TX US 77450-2122
(574277)**

**CISNEROS MARIA MAGDALENA
2000 N STEWART RD
MISSION TX US 78572-3117
(281226)**

**ROJAS DAVID VILLARREAL
1610 E 21ST ST
MISSION TX US 78572-3120
(574308)**

**GRACIA MARIO A & MARTA D
1514 E 22ND ST
MISSION TX US 78572-3071
(630651)**

**CITY OF MISSION
1201 E 8TH ST
MISSION TX US 78572-5812
(612726)**

**GALAVIZ JOSE
1605 E 21ST ST MISSION TX US
78572-3131
(574275)**

**RUSTRIAN ARMANDO &
CAROLINA
1611 E 21ST ST
MISSION TX US 78572-3131
(574278)**

**GUZMAN ALFONSO RAFAEL
1410 BETTY DR
MISSION TX US 78572-4369
(1012679)**

**MORAN JOSE & KRISTINA
1515 E. 22ND ST
MISSION TX US 78572-3070
(630653)**

**CITY OF MISSION
1201 E 8TH ST
MISSION TX US 78572-5812
(612726)**

**FINN MICHELLE HO
1511 MIGNET COURT ST
MISSION TX US 78572-3387
(665394)**

**TREVINO JUAN MIGUEL & LETICIA
1607 E 21ST ST
MISSION TX US 78572-3131
(574276)**

**PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX US 78572-3104
(958836)**

**GONZALEZ HERLINDA & RICHARD
1608 E 21ST ST
MISSION TX US 78572-3120
(574309)**

**GOMEZ EDWIN & MARTIN PENA
3312 N 33RD ST
MCALLEN TX US 78501-6550
(630652)**

**GONZALEZ JERRY & PATRICIA
6849 KING GEORGE PL
CORPUS CHRISTI TX US 78414-
6328
(316968)**

**HO MICHAEL
1509 MIGNET COURT ST
MISSION TX US 78572-3387
(665393)**

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO BUILD A POOL HOUSE,
1603 E. 21ST STREET, BEING LOTS 1 & 2, SHARYWOOD MANOR SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
1603 E. 21 st Street Lots 1 & 2, Sharywood Manor Subdivision	Build a Pool House	<ol style="list-style-type: none"> 1. Life of Use with the understand that the permit can be revoked due to non-compliance 2. Must comply with all City Codes (Building and Fire codes, etc.), and 3. CUP not transferable to others 4. No kitchen allowed 5. The building cannot be rented. 6. No separate water or electricity meters allowed.

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 8, 2024 – Application for a re-plat submitted to the City
- March 14, 2025 – In accordance with State law, notice of the required public hearings were published in the local newspaper
- March 14, 2025 – In accordance with State law, legal notices were mailed to the property owners within a 200-foot radius of the subject property
- April 2, 2025 - Public hearing and consideration of the requested re-plat by the Planning and Zoning Commission (P&Z)
- April 14, 2025 – Public hearing and consideration of approval of the re-plat by the City Council

Summary:

- Marco T. Gonzalez, the applicant, is requesting to re-plat the subject property from 1 to 2 lots of equal and matching dimensions and square footages.
- The subject property is a previously recorded lot being the East 120' of Lot 13 of the Perla de Naranja Subdivision which measures 120' wide x 140' in length (16,800 sq. ft.).
- The re-plat will split the property into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots will front the existing interior public street. The lots will be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square foot lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks will remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: R.E. Garcia & Associates on behalf of the owner, hereby request a variance to the minimum lot frontage and minimum lot areas as specified in Appendix A – Zoning Article VII – Use District, General, Section 1.37 – R1A Large Lot Single Family

Residential District. Proposed 60' frontage (8,400 sq. ft.). Required is 75' frontage (8,500 sq. ft.).

- When Perla de Naranja Subdivision was developed, water and sewer services were made accessible to each lot. This re-plat will not affect any utility lines or the availability to connect to them upon issuance of permits.
- This is a simple re-plat; no additional paving or city street drainage improvements are being proposed.
- The existing roadside ditches will be cleaned, and re-graded and properly sized culvert pipes will be installed for the new driveway. These ditches will continue to flow and discharge west into Stewart Road and eventually into the Mission lateral Drainage Ditch which is owned and maintained by HCDD#1. The addition to one single family home lot will not increase storm water discharge in the area. The peak rate of runoff will not be increased during the 50-year rainfall event.
- The Engineering Department has reviewed and approved the drainage report.
- Street lighting already exists and therefore, no additional lighting is required.
- The developer must comply with any and all other format findings.
- Staff mailed out notices to property owners within a 200-foot radius to announce the public hearing. Staff did not receive any inquiries neither for/or against this proposal however the owner did submit a petition for approval signed by 9 of the 20 residents within the subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the re-plat request subject to payment of the Capital Sewer Recovery fee, payment of the Park Fee, approval of the infrastructure from the different city departments as per the approved construction plans, and approval of the variance submitted for consideration.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

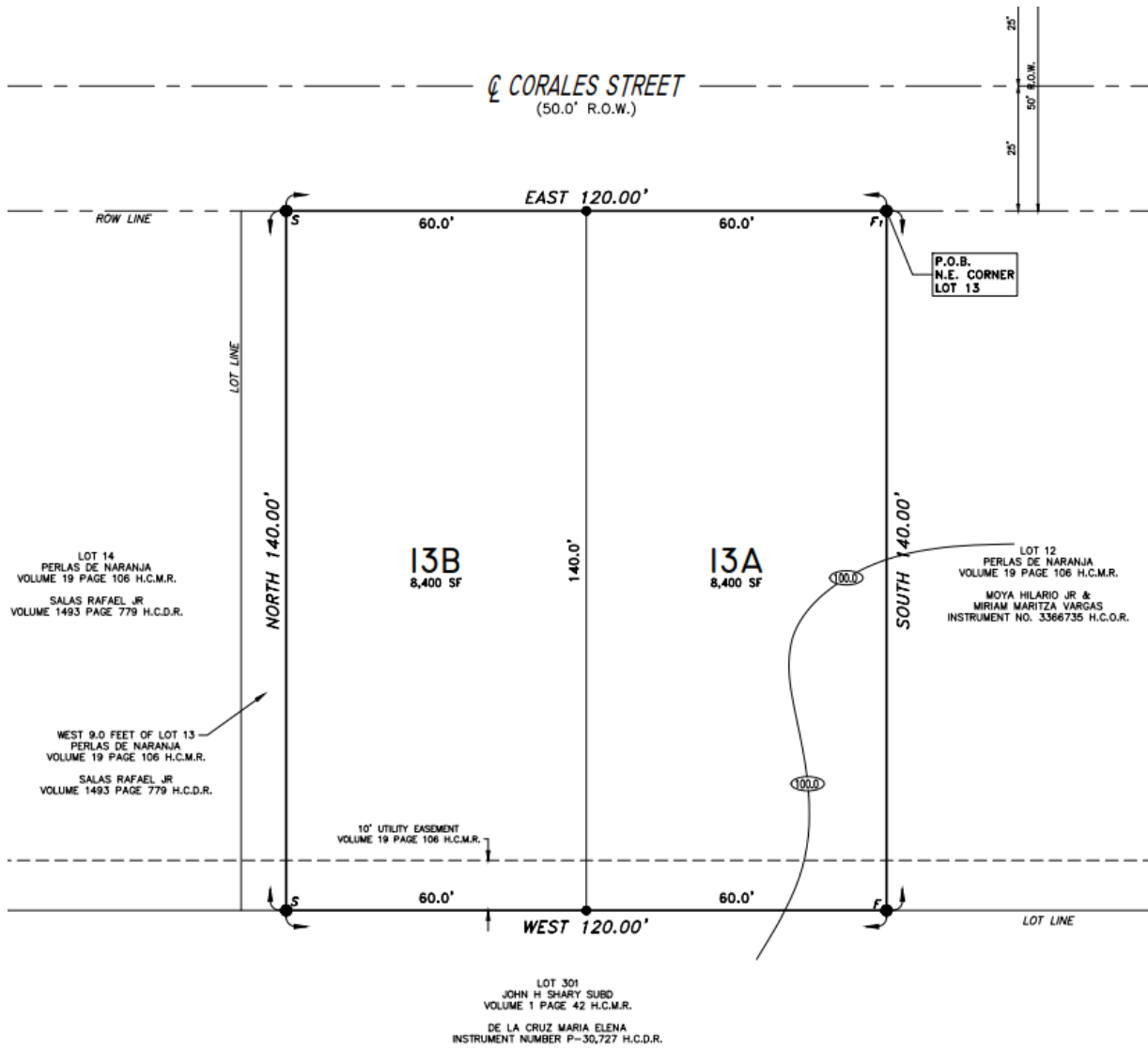
_____ DISSENTING _____

PROPOSED REPLAT LAYOUT

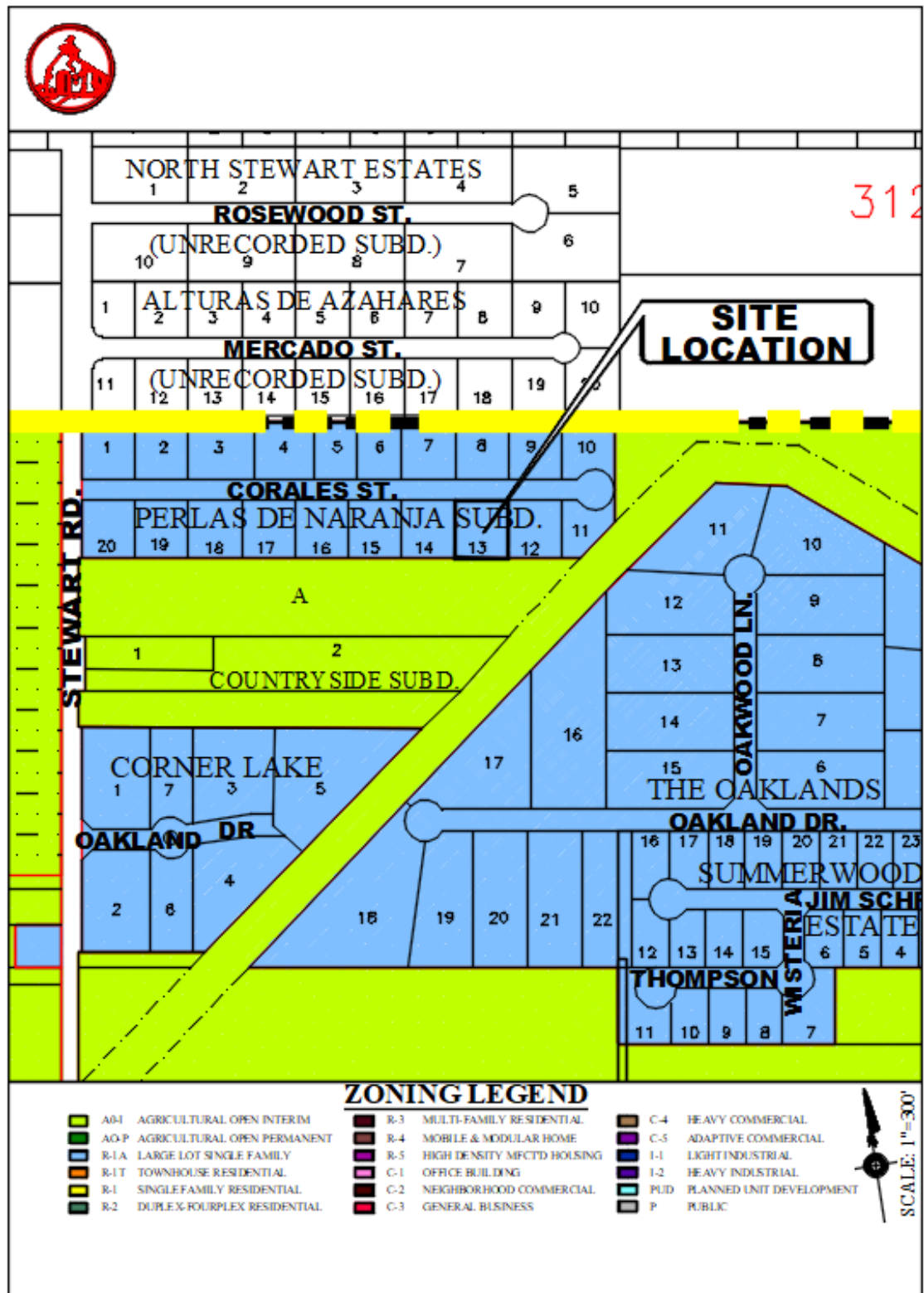
Lot 13A and Lot 13B

Replat of Lot 13,

Perla de Naranja Subdivision



ZONING MAP



VARIANCE REQUEST

R. E. Garcia



Associates

January 13, 2024

Mr. Gabriel Ramirez, CPM, PMP
Subdivision Coordinator
Planning Department
City of Mission
1201 E. 8th St.
Mission, Texas 78572

RE: Los Girasoles Estates Subdivision
Variance Request

Dear Mr. Ramirez

On behalf of the owner of the Los Girasoles Estates Subdivision development, R. E. Garcia & Associates does hereby request a variance to the minimum lot frontage on a public street and minimum lot area as specified in Appendix A - Zoning Article VII,- Use District, General, Section 1.37.- R1A large lot single-family residential district 5. Area requirements: a. Minimum Lot area: (1) Internal lot: 8500 square feet, and c. Minimum Lot frontage on a public street: (1) Internal lot frontage on a public street:(1) Internal lot: 75 feet, of the Code of Ordinances - City of Mission, Texas. We approached some of the adjacent owners of the Perla de Naranja Subdivision and asked them to review and sign a petition in support of this request. I have attached the petition.

My client wishes to subdivide the property in order to transfer the new lots to his two daughters.

Please let me know if you need any further information related to this request.

I look forward to your response

Respectfully,

R. E. GARCIA & ASSOCIATES

Raul E. "Eddie" Garcia, P.E., R.P.L.S.,
Proprietor

116 N. 12th Ave • Edinburg, Texas 78541 • Ph: (956) 381-1061
Engineering Firm # F-5001 • Surveying Firm # 10015300 • Email: regaassoc@aol.com

AERIAL PHOTO



PHOTO OF PROPERTY



PETITION IN SUPPORT

PETITION FOR APPROVAL LOS GIRASOLES ESTATES VARIANCE REQUEST LOT 13, PERLA DE NARANJA SUBDIVISION

We the undersigned, owners of lots within the Perla De Naranja Subdivision, do not oppose granting of a variance for lot width (60 feet) and lot area (8,400 square feet) for the proposed Los Girasoles Estates Subdivision being a replat of Lot 13, Perla De Naranja Subdivision.

LOT	OWNER NAME	SIGNATURE
1	GUILLERMO A. CORRO	
2	GILBERTO J. RODRIGUEZ & MARIA G. RODRIGUEZ	
3	JOEL DANIEL RODRIGUEZ	
4	JAVIER & MAURA VASQUEZ	
5	FRANCISCO DE LA ROSA	
6	ANTONIO ESPARZA	
7	ANA LYDIA GONZALEZ	
8	MARGARITO & HERLINDA AGUIRRE	<i>Margarito Aguirre</i>
9	ROLANDO & MIRNA AGUIRRE	
10	ROBERTO & MARIA GARCIA	<i>Roberto Garcia 1721</i>
11	JESUS & SUSAN GARZA	
12	HILARIO MOYA MIRIAM MARITZA VARGAS	<i>Hilario Moya</i>
14	RAPHAEL SALAS, JR.	<i>Raphael Salas Jr. 1700 AVE</i>
15	JOSE T. GONZALEZ	
16	DULCE JUDITH RAMIREZ-ESPINOZA	
17	JUAN & MARIA LOERA	<i>Maria Loera</i>
18	MANUEL & ROSALINDA DOMINGUEZ	<i>Manuel Dominguez</i>
19	NOE SAUCEDA	
20	STARISTO ALISTO CASSIANO	<i>Staristo Alisto Cassiano</i>

BOLDED LOTS ARE WITHIN 200 FEET OF LOT 13

DRAINAGE REPORT

R. E. Garcia



Associates

DRAINAGE STATEMENT FOR LOS GIRASOLES ESTATES SUBDIVISION

Los Girasoles Estates Subdivision consists of a 0.39 acre tract of land being a 0.39 of an acre tract of land being the east 120.00 feet of Lot 13, Perla de Naranja Subdivision, as recorded in Volume 19, Page 106, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 374864, Official Records, Hidalgo County, Texas. The site is located on the south side of Corales Street approximately 930 feet east of Stewart Road within the City of Mission. The property is located within existing residential area with one mobile home that is within the site. The tract is basically flat with a slight slope to the north towards the road ditches on Corales Street. Corales Street flows east and discharges towards a United Irrigation facility east of the site. The road discharge flows in a southeasterly direction and discharges into the Mission Lateral Drainage Ditch which is owned and maintained by HCDD #1. The proposed subdivision is located within a Zone "C" Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0400 C dated November 16, 1982. Zone "C" is defined as "areas of minimal flooding"

The predominate soils on this property is (28) – Hidalgo fine sandy loam being a dark grayish brown sandy clay loam. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (See attachment). Currently the property is used as a large rural residential site.

The existing roadside ditches will be cleaned and re-graded as required by the Hidalgo County Subdivision Rules and Regulations. Properly sized culvert pipes will be installed on the any new driveway as per Hidalgo County Subdivision Rules and Regulations. These ditches will continue to flow and discharge west into Stewart Road and eventually into the Mission Lateral Drainage Ditch which is owned and maintained by HCDD #1. The addition of one single family home lot will not increase storm water discharge in the area. In accordance with the Hidalgo County Drainage Policy, a minimum of 836 cf or 0.02 of storm runoff which is the deferential volume between the pre developed 10-year event and the post development 50-year event (1.57 cfs) will be detained with a maximum discharge rate of 0.837 cfs. The peak rate of runoff will not be increased during the 50-year rainfall event.

- ☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☒ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER



H.C.D.D. NO. 1

DATE



110 N. 12TH AVE • Edinburg, Texas 78541 • Ph: (956) 381-1061
 Engineering Firm # F-5001 • Surveying Firm # 10015300 • Email: regaassoc@aol.com



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion on proposed amendments to the lot size requirements for the different zoning categories - **Cervantes**

NATURE OF REQUEST:

Project Timeline:

- March 19, 2025 – A directive was given by the City Council to staff to revisit the residential lot size regulations.
- April 2, 2025 – Discussion and possible direction on residential lot size regulations by the Planning and Zoning Commission (P&Z).
- April 4, 2025 – In accordance with State and local law, notice of required public hearings published in the Progress Times.
- April 16, 2025 – Public Hearing and consideration of amendment to the residential lot size regulations by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public Hearing and consideration of amendment to the residential lot size regulations by the City Council.

Summary:

- Several concerns have been voiced to staff in regards to the residential regulations requirements from developers. Most of the concerns are regarding the width, length and square footage requirements being difficult to comply with especially in the R-1 and R-1A zones.
- In light of those concerns, staff was given a directive by the City Council to revisit the residential regulations and reduce the requirements especially in the R-1 and R-1A zones.
- Staff did a comparison with the City of McAllen and learned that the City of McAllen has less strict requirements in their R-1 zoning. With their new adopted code McAllen only requires 45 feet of lot frontage and 5,000 square feet.
- Mission and Brownsville are the only cities in the Rio Grande Valley that has large lot zoning categories.
- Staff is recommending that modifications be made to the R-1 (Single Family Residential District), R-1A (Large Lot Single Family District), R-1T (Townhouse Residential District), R-3 (Multi-family Residential District), and the R-4 (Mobile & Modular Residential District).
- The Texas legislature is considering SB15 that would prohibit cities from regulating lot sizes in the spirit of providing affordable housing opportunities to Texans.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESIDENTIAL REGULATIONS PROPOSAL

MISSION RESIDENTIAL REGULATIONS

	R-1	R-1A	R-1T	R-2	R-3	R-4
Lot frontage	60 <u>50</u> ft. Internal 65 <u>55</u> ft. Corner	75 <u>65</u> ft. Internal 80 <u>70</u> ft. Corner	20 <u>25</u> ft. Internal 30 ft. Corner	50 ft. Internal 60 ft. Corner	70 ft. Internal 80 ft. Corner	50 ft. Internal 60 ft. Corner
Lot depth	100 ft.	120 ft.	60 <u>80</u> ft.	100 ft.	100 ft.	100 ft.
Lot area	6,000 <u>5,000</u> sq. ft. Internal 7,000 <u>5,500</u> sq. ft. Corner	8,500 <u>7,800</u> sq. ft. Internal 9,000 <u>8,400</u> sq. ft. Corner	2,000 sq. ft. Internal 3,000 <u>2,400</u> sq. ft. Corner	6,000 sq. ft. for single family and duplex; 6,700 sq. ft. for a triplex; 7,800 sq. ft. for a fourplex Corner lots 6,700 sq. ft. for single family and duplex; 7,500 sq. ft. for triplex; 8,200 for fourplex	7,000 sq. ft. Internal 8,000 sq. ft. Corner	5,000 sq. ft. Internal 6,000 sq. ft. Corner
Front setback	20 ft.	25 <u>20</u> ft.	10 <u>20</u> ft.	20 ft.	30 <u>20</u> ft.	15 ft.
Side setback	6 ft. 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. except 0 ft. with fire wall 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. Internal 15 ft. Corner	6 ft. Internal 10 ft. Corner
Rear setback	10 ft.	10 ft.	0 ft.	10 ft.	15 <u>10</u> ft.	5 <u>10</u> ft.

R-1 Single-family Residential District

R-1A Large Lot Single-family Residential District

R-1T Townhouse Residential District

R-2 Duplex-fourplex Residential District

R-3 Multi-family Residential District

R-4 Mobile & Modular Home Residential District

Texas Legislature Article

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

Texas Senate advances bill to allow smaller homes on smaller lots

Lawmakers, who are preempting locals on lot sizes in new subdivisions, have been eyeing ways to allow more homes to be built as the state faces a shortage.

BY **JOSHUA FECHTER** AND **ZACH DESPART** MARCH 19, 2025 8 PM CENTRAL

SHARE

Sign up for The Brief, The Texas Tribune's daily newsletter that keeps readers up to speed on the most essential Texas news.

The Texas Senate on Wednesday advanced the chamber's signature bill aimed at reining in the state's high housing costs: allowing smaller homes on smaller lots.

Senate Bill 15 — a top priority for Lt. Gov. [Dan Patrick](#), who leads the Senate — would reduce the amount of land cities require single-family homes in new subdivisions to sit on. The idea is to reduce the final cost of new homes by allowing homebuilders to construct smaller homes on smaller lots. The bill cleared the Senate by a 28-3 vote.

"The crisis can be summarized in one stat: the average age of a homebuyer in Texas is 54," said state Sen. [Paul Bettencourt](#), a Houston Republican who authored the bill. "That's a classification ... that's not going to be able to be sustained to help first-time homebuyers."

The bill is part of a slate of proposals aimed at addressing the state's high home prices and rents by allowing more homes to be built. Texas needs about 320,000 more homes than it has, according to one estimate. That shortage helped drive up home prices and rents, housing advocates and experts argue, because the state hasn't built enough homes to meet demand amid the state's economic boom.

State lawmakers are eyeing ways to relax local rules that say what kinds of homes can be built and where — which critics say get in the way of allowing more homes to be built. Legislators are considering proposals intended to make it easier to build accessory dwelling units — otherwise known as ADUs, casitas or mother-in-law suites — in the backyards of single-family homes. Other proposals would allow developers to put homes in places that now only allow offices, shopping malls, warehouses and houses of worship.

<https://www.texastribune.org/2025/03/19/texas-senate-smaller-homes-vote/>

1/3

Texas Legislature Article

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

SB 15 would prevent cities from requiring homes in new subdivisions to sit on more than 1,400 square feet. The most common lot-size requirements in major cities sit between 5,000 and 7,500 square feet, a Texas Tribune analysis found. The idea behind reducing those requirements would be to give homebuilders the flexibility to build smaller homes and thus reduce the overall cost of the home. The bill would only apply in new subdivisions, not in existing neighborhoods, that sit on at least five acres of land.

For some city officials as well as neighborhood activists who oppose new housing, the idea of state lawmakers weighing in on what kinds of homes cities allow and where is an undue incursion on local authority. Other states like California, Oregon, Montana and Florida have passed laws aimed at curtailing local rules in order to add more homes and reduce housing costs. Few parts of Texas have gone untouched by higher housing costs in recent years, proponents note — providing ample pretext for state lawmakers to intervene.

In Texas, the GOP-led Legislature has pushed for more than a decade to sap authority to make laws from local officials in the state's urban areas, often Democrats. Democratic House lawmakers led the charge in 2023 to kill legislation that would've addressed some local zoning rules when it comes to housing.

Sen. [Juan "Chuy" Hinojosa](#), D-McAllen, expressed concern that Bettencourt's bill would take zoning powers away from cities that have an interest in regulating land uses like military facilities and industrial parks. But Bettencourt said the legislation relates solely to density, leaving local leaders free to reserve land for residential and commercial use.

Georgetown Republican Sen. [Charles Schwertner](#) said he worried that the density rules would unfairly limit city officials' ability to shape growth.

"I still feel this might be a step too far, although I am willing to vote for it today," he said.

Some Democrats in the Legislature have shown openness to relaxing city zoning rules at the state level. Two Democratic senators, Roland Gutierrez and Royce West, signed on to Senate Bill 15 as co-authors. (The bill also has nine Republican co-authors.)

The bill now moves to the Texas House of Representatives, where similar legislation died last session. Lawmakers in that chamber, too, have shown an appetite for changes to allow more homes to be built. Making it easier for builders to obtain permits and more difficult for neighboring property owners to oppose new housing are among House Speaker Dustin Burrows' top priorities.

Texas Legislature Article

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

We can't wait to welcome you to the 15th annual Texas Tribune Festival, Texas' breakout ideas and politics event happening Nov. 13–15 in downtown Austin. Step inside the conversations shaping the future of education, the economy, health care, energy, technology, public safety, culture, the arts and so much more.

Hear from our CEO, Sonal Shah, on TribFest 2025.

TribFest 2025 is presented by JPMorganChase.

T *Learn about The Texas Tribune's policies, including our partnership with The Trust Project to increase transparency in news.*

STAFF RECOMMENDATION

- Staff recommends amending the R-1 (Single Family Residential District), R-1A (Large Lot Single Family District), R-1T (Townhouse Residential District), R-3 (Multi-family Residential District), and the R-4 (Mobile & Modular Residential District) as shown of the Residential Regulations Proposal.



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion on parking requirements for multi-family developments - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 19, 2025 – A directive was given by the Planning and Zoning Commission to staff to revisit the parking requirements for multi-family developments.
- March 27, 2025 – Consideration of request to amend the parking requirements for multi-family developments by the Ordinance Review Committee (“**ORC**”). ORC considered the request and recommended that the ordinance not be amended at this time since there have been no concerns or complaints forwarded to the Planning Department regarding the parking for multi-family developments.
- April 2, 2025 – Discussion and possible direction on parking requirements for multi-family developments by the Planning and Zoning Commission (P&Z).

Summary:

- The Planning and Zoning Commission has considered several site plans approvals for multi-family developments during the last couple of meetings. Some Board Members have suggested that most of these developments should require more parking spaces to avoid any parking problems for future multifamily developments. Therefore, a directive was given by the Planning and Zoning Commission to staff to revisit the parking requirements for multi-family developments in our City.
- Based on the concern addressed by the Planning and Zoning Commission, staff researched the parking requirements for other Valley cities and compared those results to Mission’s parking requirement. It was determined that the City of Mission is consistent with the other cities like Pharr, San Juan, Alamo and San Benito and stricter than the cities of Brownsville and Harlingen.
- On April 9th, 2007 the City Council adopted Ordinance #3235 requiring two (2) off-street parking spaces for each apartment regardless of the # of bedrooms. Prior to the adoption of Ordinance #3235 the off-street parking spaces was calculated based on the # of bedrooms. (1.5 parking spaces for every 1-bedroom unit, 1.75 parking spaces for every 2-bedroom unit, and 2 parking spaces for every 3+ bedroom unit).
- Since the adoption of this ordinance almost 18 years ago, staff has not received any complaints from developers or tenants regarding the off-street parking requirements for multi-family developments.

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

TABLED:

AYES

NAYS

DISSENTING

ORDINANCE #3235**ORDINANCE NO. 3235**


AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1128, AS AMENDED, AND THE TRAFFIC AND VEHICLES CHAPTER OF THE CODE OF ORDINANCES – DIVISION 4 OFF-STREET PARKING TO CONSISTENTLY SPECIFY THAT THERE SHALL BE TWO OFF-STREET PARKING SPACES FOR EACH APARTMENT IN MISSION, TEXAS; AND PROVIDING A PUBLICATION DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:


1. Section 1.39-5 (o) of Zoning Ordinance #1128, as amended; and Sec. 110-463 (b) (2) of the Traffic and Vehicles – Division 4 ‘Off-street Parking’ of the Code of Ordinances be hereby amended to reflect the following change:

“Two (2) off-street parking spaces shall be required for each apartment”.
2. The provisions of this Ordinance are to be published in the locations indicated in the Code of Ordinances of the City of Mission, Texas as soon as practicable.
3. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE 9TH DAY OF APRIL, IN THE YEAR OF OUR LORD, 2007.


Norberto Salinas – Mayor

ATTEST:


Anna Carrillo, City Secretary



MULTI-FAMILY COMPARISON

MULTIFAMILY RESIDENTIAL PARKING REQUIREMENTS MARCH 2025

CITY	REGULATIONS
Alamo	2 spaces required per dwelling unit
Alton	1 parking space required per dwelling unit plus 0.5 spaces required for each bedroom.
Brownsville	1 parking space required per dwelling unit
Donna	
Edinburg	1 parking space required for each bedroom.
Harlingen	1.5 parking spaces required per dwelling unit
La Feria	
McAllen	1.5 parking spaces required for each bedroom
Mercedes	
Mission	2 parking spaces required per dwelling unit
Pharr	2 parking spaces required per dwelling unit
Rio Grande City	
San Benito	2 parking spaces required per dwelling unit
San Juan	2 parking spaces required per dwelling unit
Weslaco	1 parking space required per dwelling unit plus 0.5 spaces required for each bedroom.

STAFF RECOMMENDATION

Staff recommends no changes to the parking requirements at this time.