



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, September 17, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - September 3, 2025

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1"), being a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Multi-family Residential District ("R-3"), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez - Cervantes

5 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1"), being a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC - Cervantes

CONDITIONAL USE PERMIT

6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mortgage Lending Company in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 6, Applicant: Synergy One Lending, Inc. - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion

55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S. Conway Avenue Applicant: Ryan Clark (Granite Construction Company) – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales – Cervantes

SITE PLAN APPROVAL

9 Site Plan Approval: Construction of a Townhouse Regime on all of Lot 2 and the south half of Lot 3, the Retreat at Cimarron, Applicant: Desarrollos Mosi, LLC - Cervantes

SINGLE LOT VARIANCE

10 Single Lot Variance for a tract of land being the East 1/2 of 1.00 gross acre of land out of Lot 23-4, West Addition to Sharyland Subdivision, in a property zoned Agricultural Open Interim, located at 1003 W. 20th Street, Applicant: Javier Cedillo - Cervantes

PLAT APPROVAL

11 Plat Approval Subject to Conditions for Bellwood Manor Subdivision Phase I, a tract of land containing 26.79 acres of land, being part or potion of Lot 39, Lot 40, Lot 41, and a 70.00 strip of canal right-of-way between Lot 40 and Lot 41, Bell-woods Company’s Subdivision “C”., located on the East side of Trosper Road and approximately 1,970 linear feet North of W. Mile 2 Road, Developer: Dina Salinas, Engineer: S2 Engineering, PLLC., - Cervantes

ADJOURNMENT

Signed this the 11th day of September, 2025

Director of Planning

Xavier Cervantes,

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 11th day of September, 2025 at _____ a.m./ 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 **17th day of September, 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 purposes 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

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 **11th day of September, 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 _____ a.m./p.m. on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 2025
CITY HALL’S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Steven Alaniz
Connie Garza
Raquenel Austin
Kevin Sanchez

P&Z ABSENT

Omar Guevara
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez

GUEST PRESENT

Jesus Ivan Perez
Jonathan Morales
Cesar Avendano

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR AUGUST 20, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 20, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:29 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**Being the North 30.458 acres out of Lot 6-9,
West Addition to Sharyland Subdivision,
the site is located along the East side
of Mayberry Road approximately 170 feet
North of Military Highway
AO-I to I-1
Victor Trevino
c/o Bruno M. Castillo**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”) for a proposed industrial development. The tract of land measures 1,005.4 feet along Mayberry Road and has a depth of 1,320 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the north and east, Agricultural Open Interim (A-OI) and Light Industrial (I-1) to the south and Light Industrial District (I-1) to the west. The surrounding land uses are agricultural land to the west, south and east and a battery storage facility to the north. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial and Planned Unit Development but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in

the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 10 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:36 p.m.

Item #3

Rezoning:

**Being a 0.148 acre tract of land out of lot 6,
Mission Acres Subdivision,
This site is located along the South side of
Green Lawn Drive approximately 150 feet East of
Washington Avenue.
C-3 to R-1
Jesus Ivan Perez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C3") to Single-family Residential District ("R-1") for the proposed construction of a residential home. The tract of land measures 50 feet along Green Lawn Drive and has a depth of 127.76 feet. The surrounding zones are Single-family Residential District (R-1) to the north and General Business District (C-3) to the west, east and south. The surrounding land uses are residential homes in all directions. The subject property is vacant. The Future Land Use Map shows the subject property as General Commercial, but the requested rezoning is in line with how the city block is developed with single-family homes. Notices were mailed to 24 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Cesar Avendano resides at 1900 Washington Street Unit B, He is against the rezoning for a Single-Family Residential District. He stated the reason he is against the rezoning since there is already commercial in the area. He mentioned since he already deals with the commercial side and

they do have a lot of traffic. He stated compared to McAllen this is one of the only areas down Old 83 that doesn't really have full commercial. He mentioned there is a vacant lot that used to be an abandoned building that was recently demolished. He stated so that would be give away for more commercial potentially. He mentioned he has a building next to it as well. He believes whoever zoned a commercial did perfectly. He stated yes, he understood that there's residential but it's dilapidated residential in the area. He mentioned there's even a house that's residential there as well that's dilapidated and has received a lot of infractions. He stated it would be wise to keep it commercial.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the street Green Lawn looks more like an alley than a street.

Mr. Cervantes stated It's an alley. He mentioned the house would be facing Green Lawn Drive.

Chairwoman Izaguirre stated no one would build a business facing an alley.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, Ms. Garza vote nay. The motion passed with a 4-1 vote.

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #4

Conditional Use Permit

Renewal:

**A Mobile Food Unit – Café Allegro
Being a 0.56 of an acre tract of land
being a portion of Lot 25-10,
West Addition to Sharyland Subdivision
1001 E. Griffin Parkway
C-1
Johnathan Morales**

Mr. Cervantes stated the subject site is located approximately 300' east of E. Palm Circle along the north side of E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council. The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pickup and go. Access to the site is provided off Griffin Parkway through an existing 22' concrete driveway. The proposed days and hours of operation are Monday–Saturday from 7:00 am to 7:00 pm, closed on Sundays. Staff: 2 employees. Parking: There is a total of 8 parking spaces available that will be shared amongst the two businesses. Staff notes that the Chiropractic Clinic operates by appointment only. The last conditional use permit approved for the mobile food unit for this location was on October 28, 2024 for a period of 1 year. Staff notes that this would be the 1st renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this

conditional use permit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Saturday from 7:00 am to 7:00 pm.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the new ordinance apply to the applicant or are they grandfathered.

Mr. Cervantes stated they are grandfathered.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#5

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:37 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Large Lot Single-family Residential District (“R-1A”), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 2025 – 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Large Lot Single-family Residential District (“R-1A”) to develop a single-family residential development.
- The irregular-shaped tract of land has 9.851 acres in area and measures 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West, Large Lot Single-family Residential (R-1A) to the North, Large Lot Single-family Residential (R-1A), Single-family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East.
- The surrounding land uses include single-family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads.
- The subject property has stables and is vacant.
- The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

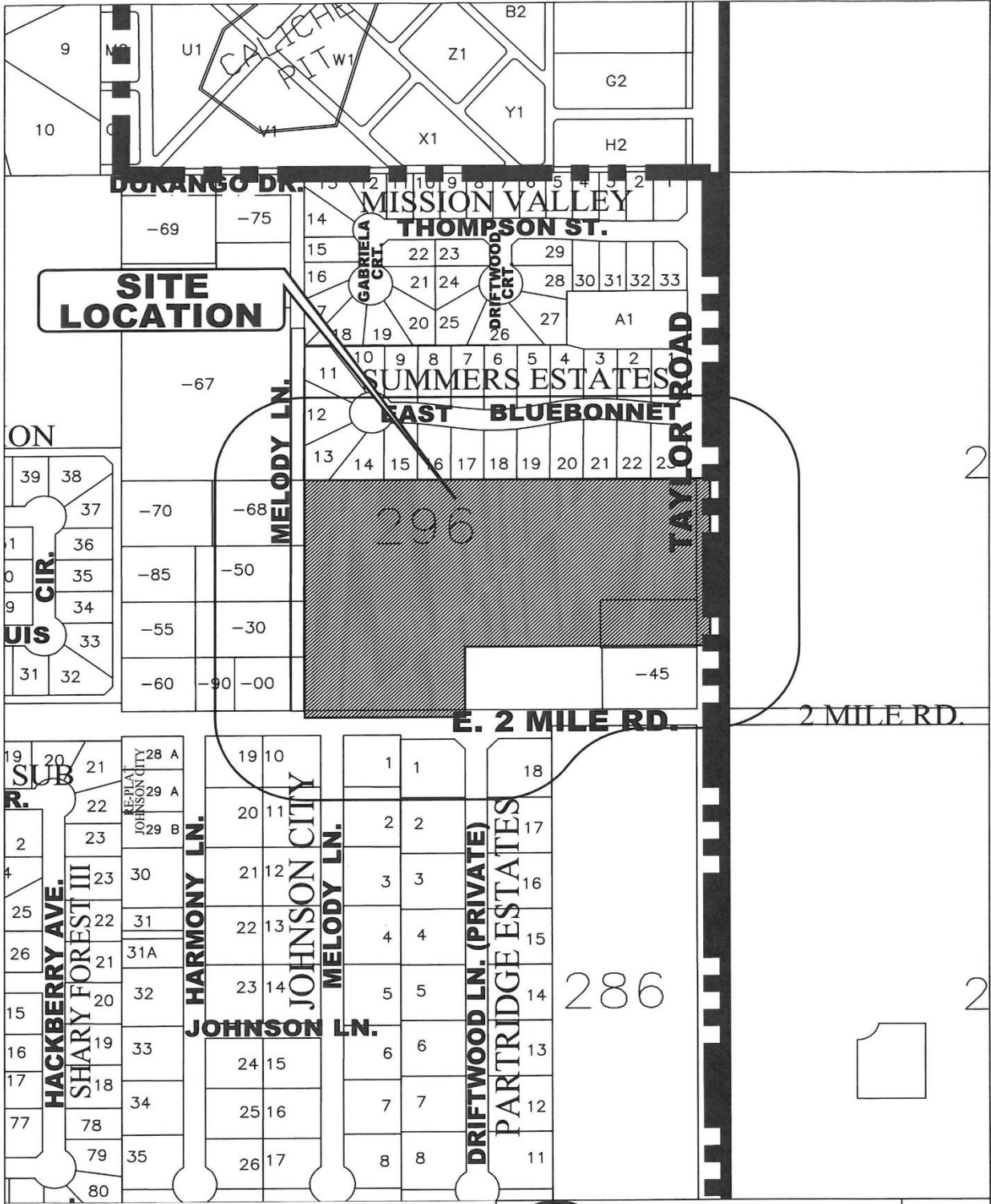
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



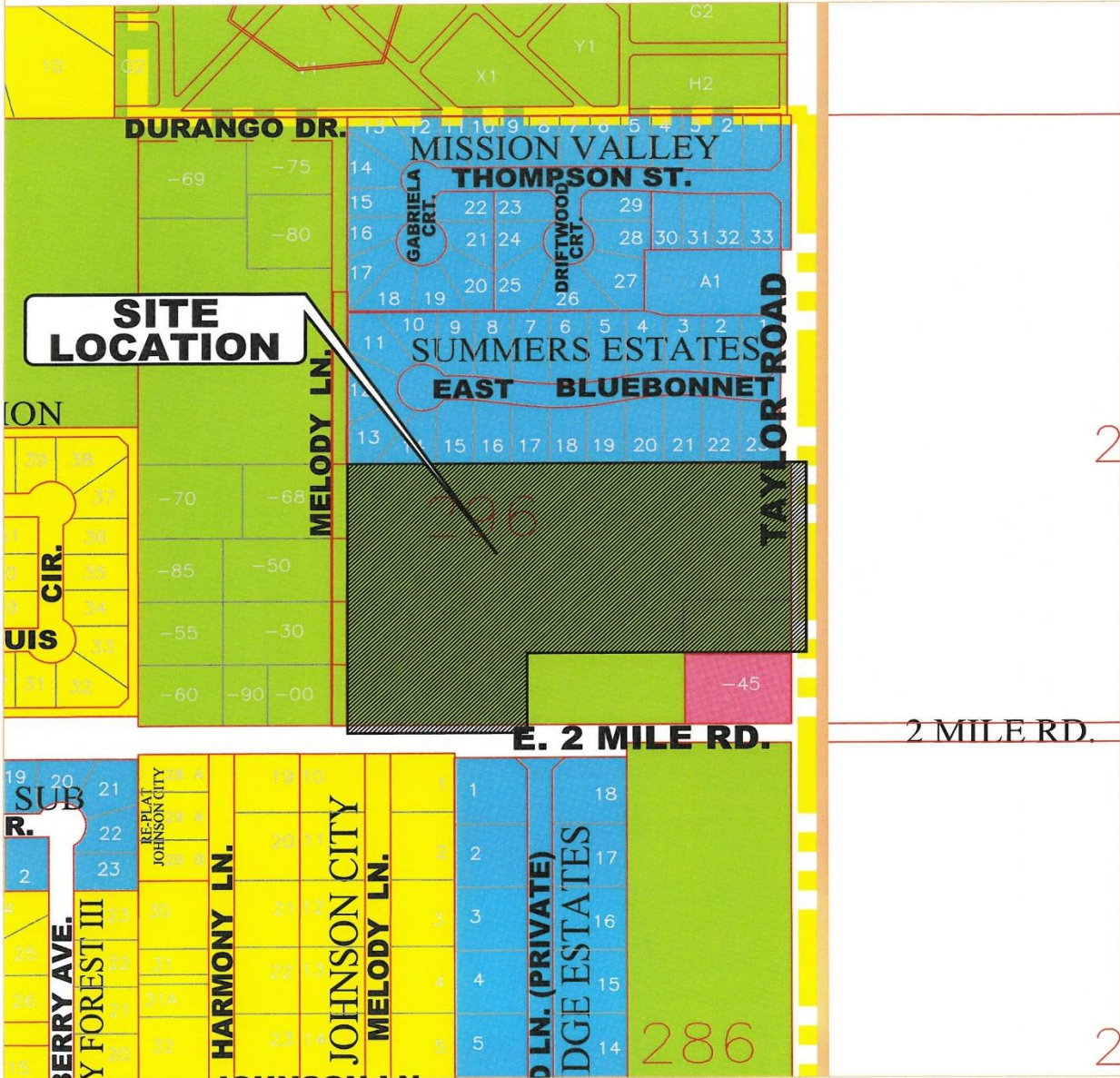
CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
 MISSION, TX 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



PROPERTY SURVEY

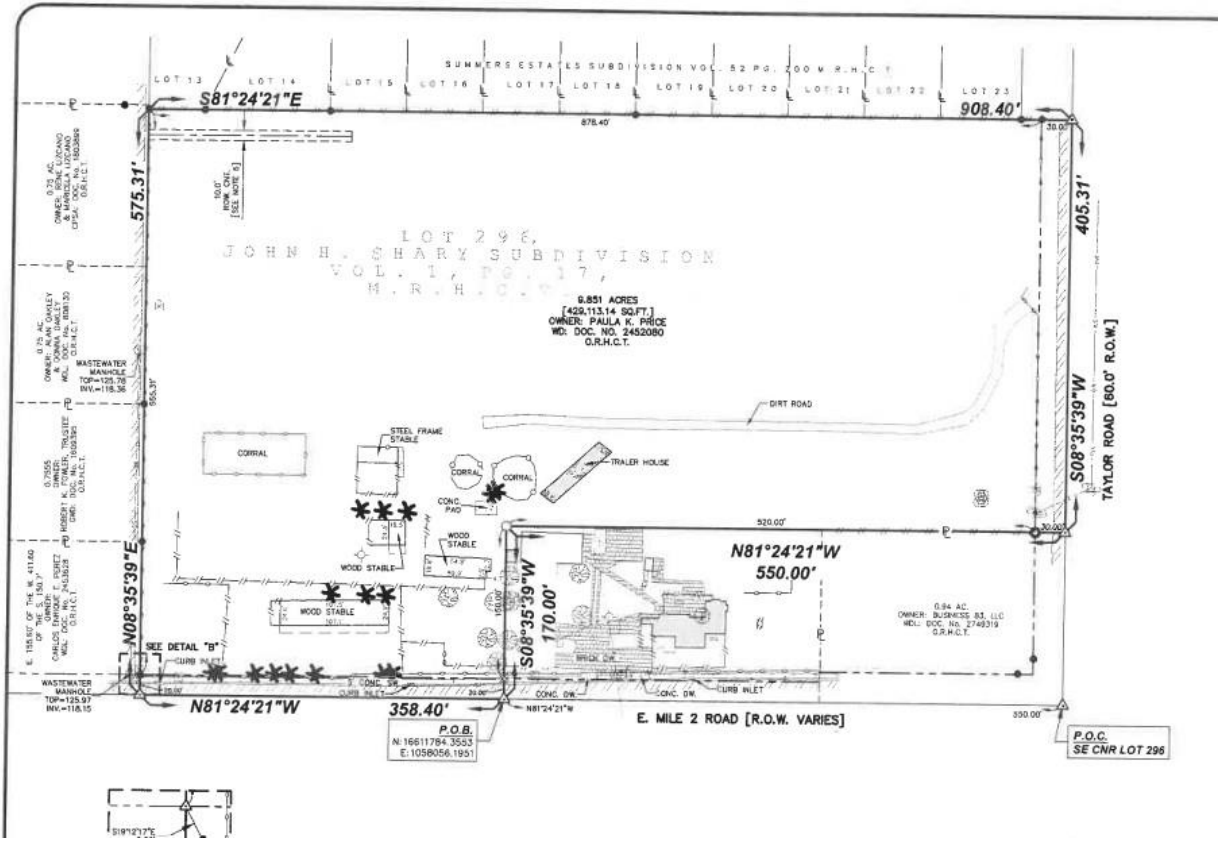


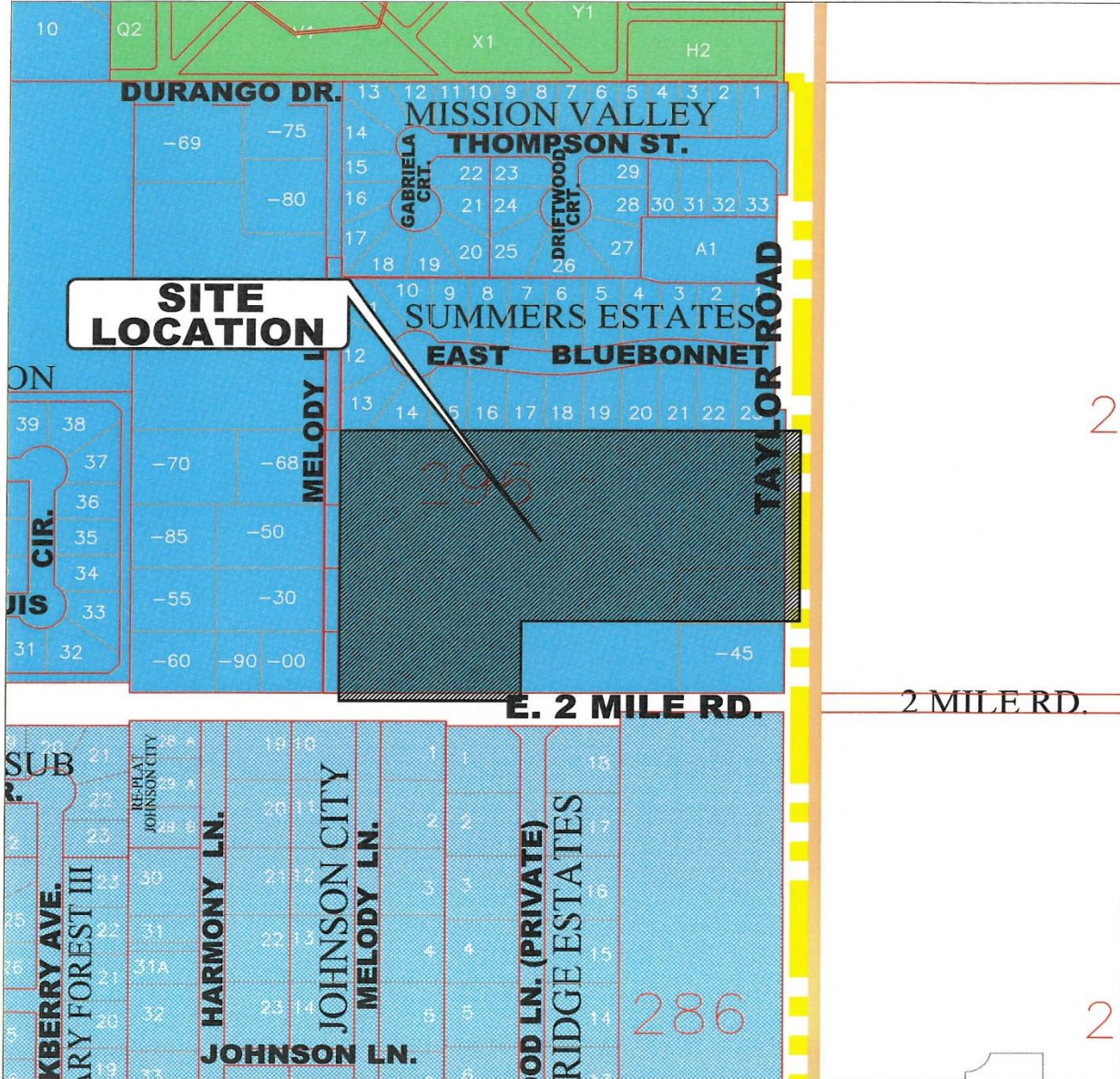
PHOTO OF THE PROPERTY FROM TAYLOR ROAD



PHOTO OF THE PROPERTY FROM MILE 2 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
790096	GONZALEZ JOSE ANGEL JR & MIA	3104 DRIFTWOOD LN	MISSION	TX	78574-5623
790097	RIVERA RICARDO URZUA				
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
498640	GARCIA JOSE F CAVAZOS	3107 MELODY LN	MISSION	TX	78574-9785
498639	SANCHEZ DANIEL & LORI TALAMANTEZ	3109 MELODY LN	MISSION	TX	78574
790081	BELTAN ALONZO & MARIA ELENA	3105 DRIFTWOOD LN	MISSION	TX	78574-5635
790080	FUENTES JOSE JESUS & MARIA EVA	3107 DRIFTWOOD LN	MISSION	TX	78574-5635
281585	RGV VILLA DEVELOPMENT LLC	123 VILLA ST	MISSION	TX	78572
281584	GARZA ANTONIO GERARDO	2709 E MILE 2 RD	MISSION	TX	78574-9067
716965	PADILLA KEITH A & CATHRYN V	2600 E BLUEBONNET LN	MISSION	TX	78573-9319
1131914					
716974	GARCIA RUBY DIANE	2802 E BLUEBONNET LN	MISSION	TX	78573-9321
716975	MARTINEZ ROSENDO E & JIMENA A CANTU MORENO	2801 E BLUEBONNET LN	MISSION	TX	78573-9307
716976	DAVILA ISMAEL JR	4909 W SYCAMPRE	MCALLEN	TX	78501
716960	GARCIA ELIZABETH TREVINO	2703 E BLUEBONNET LN	MISSION	TX	78573-9320
716967	TREVINO NICOLAS	2908 N 42ND LN	MCALLEN	TX	78501-3416
716964	GARCIA ADRIAN A	2601 E BLUEBONNET LN	MISSION	TX	78573-9301
716959	SILVA GILBERTO JR & LAURA M MCDONALD	2705 E BLUEBONNET LN	MISSION	TX	78573-9320
716970	RICHARDSON DONALD R & ROSALINA V	2702 E BLUEBONNET LN	MISSION	TX	78573-9306
716968	OLACIO RAFAEL	2606 E BLUEBONNET LN	MISSION	TX	78573-9319
716961	THOMPSON CHRISTOPHER & IRENE	2701 E BLUEBONNET LN	MISSION	TX	78573-9320
716958	DEL CANTO PROPERTIES LLC	2536 E GRIFFIN PKWY	MISSION	TX	78572
716971	RICHARDSON CHARLES L & NANCY	2211 SUMMER BREEZE RD	MISSION	TX	78572
716969	FOWLER DOUGLAS WADE & LIZAN DENICE	2700 E BLUEBONNET LN	MISSION	TX	78573-9306
716973	TRAN PHUONG DINH & MARIA V MEDINA	2800 E BLUEBONNET LN	MISSION	TX	78573-9321
716962	BHATT DAVID YOGESH	2603 E BLUEBONNET LN	MISSION	TX	78573-9301
716954	ALANIZ LUDIVINA	2807 E BLUEBONNET LN	MISSION	TX	78573-9307
716955	SALAZAR GISELA IVETH	2805 E BLUEBONNET LN	MISSION	TX	78573-9307
281592	LIZCANO RENE & MARICELA	3213 MELODY LN	MISSION	TX	78574-5184
281577	PEREZ CARLOS ENRIQUE E & CLARA LUZ BERLANGA BOLADO	2617 E MILE 2 RD	MISSION	TX	78574-9338
281591	DOMINICI PAUL GIOVANNI & KATHIA D LOPEZ	3311 MELODY LANE	MISSION	TX	78574
281598	SEWELL SOPHIA	2510 BRENTWOOD DR	MISSION	TX	78572-4706
281587	OAKLEY ALAN & DONNA	3209 MELODY LN	MISSION	TX	78574-5184
281583	TORRES NORMA A & ISRAEL JR	2509 E MILE 2 RD	MISSION	TX	78574
281586	BUSINESS 83 LLC	305A N SHARY RD	MISSION	TX	78572-2025
716972					
498649	SOLANO VICENTE JR & PAJITA	3108 MELODY LN	MISSION	TX	78574-9784
498650	NOGUEZ ISMAEL JR	3106 MELODY LANE	MISSION	TX	78574-9784
498659	KING'S WAY MISSIONARY INT INC	3106 HARMONY LN	MISSION	TX	78574-9341
716956	DAVILA MARIA CONCEPCION	2803 E BLUEBONNET LN	MISSION	TX	78573
641626	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497
716953	SUMMERS ESTATE ASSOC INC	2701 E BLUEBONNET LN	MISSION	TX	78573-9320



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”), being a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 2025 – 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) to develop a single-family residential development.
- The irregular-shaped tract of land has 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property is located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision.
- The surrounding zones are Agricultural Open Interim (A-OI) to the South and West, Single-family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East.
- The surrounding land uses include vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there are existing single-family homes to the West and South.
- The subject property is vacant.
- 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 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1.

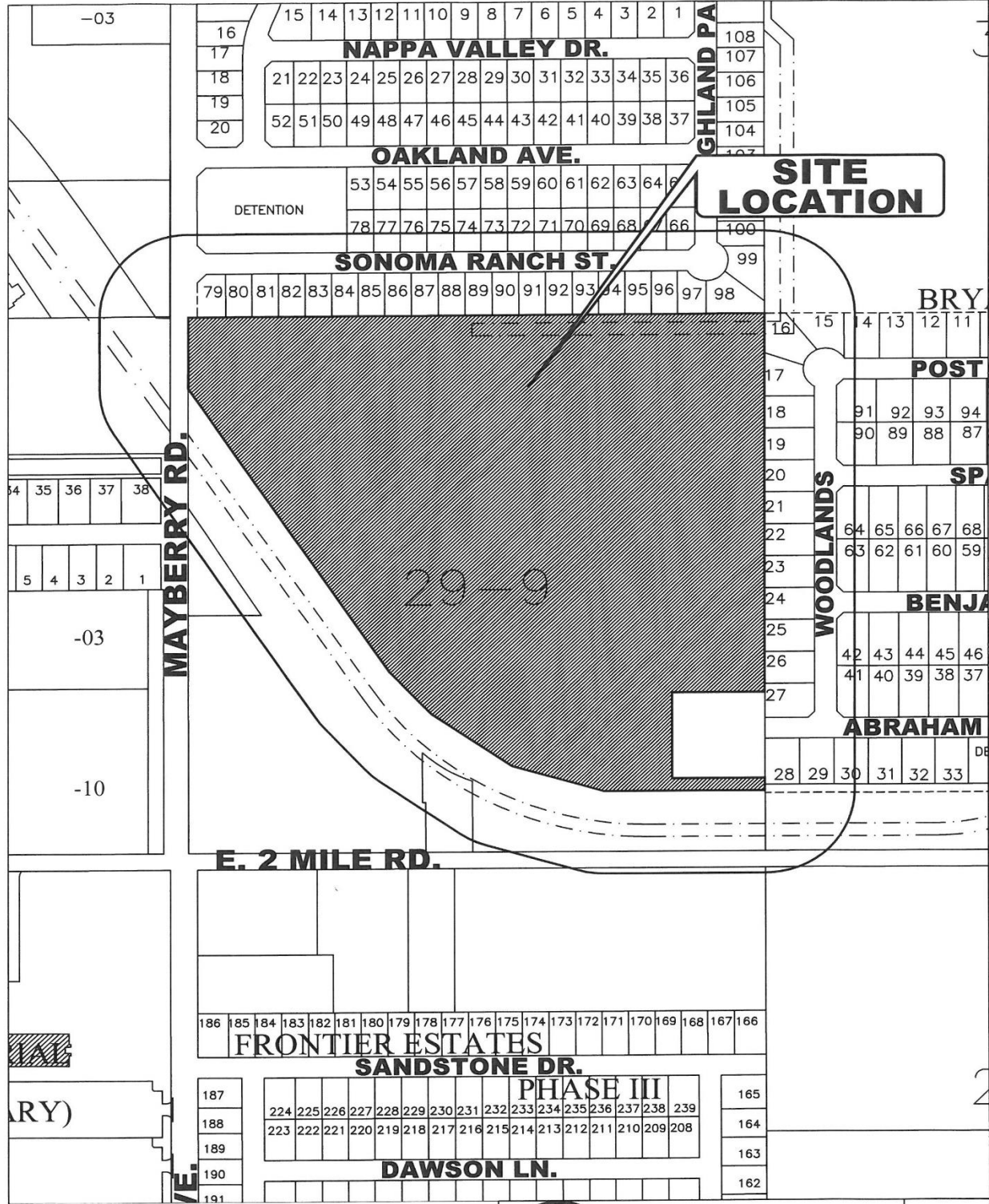
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____ AYES
_____ NAYS
_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



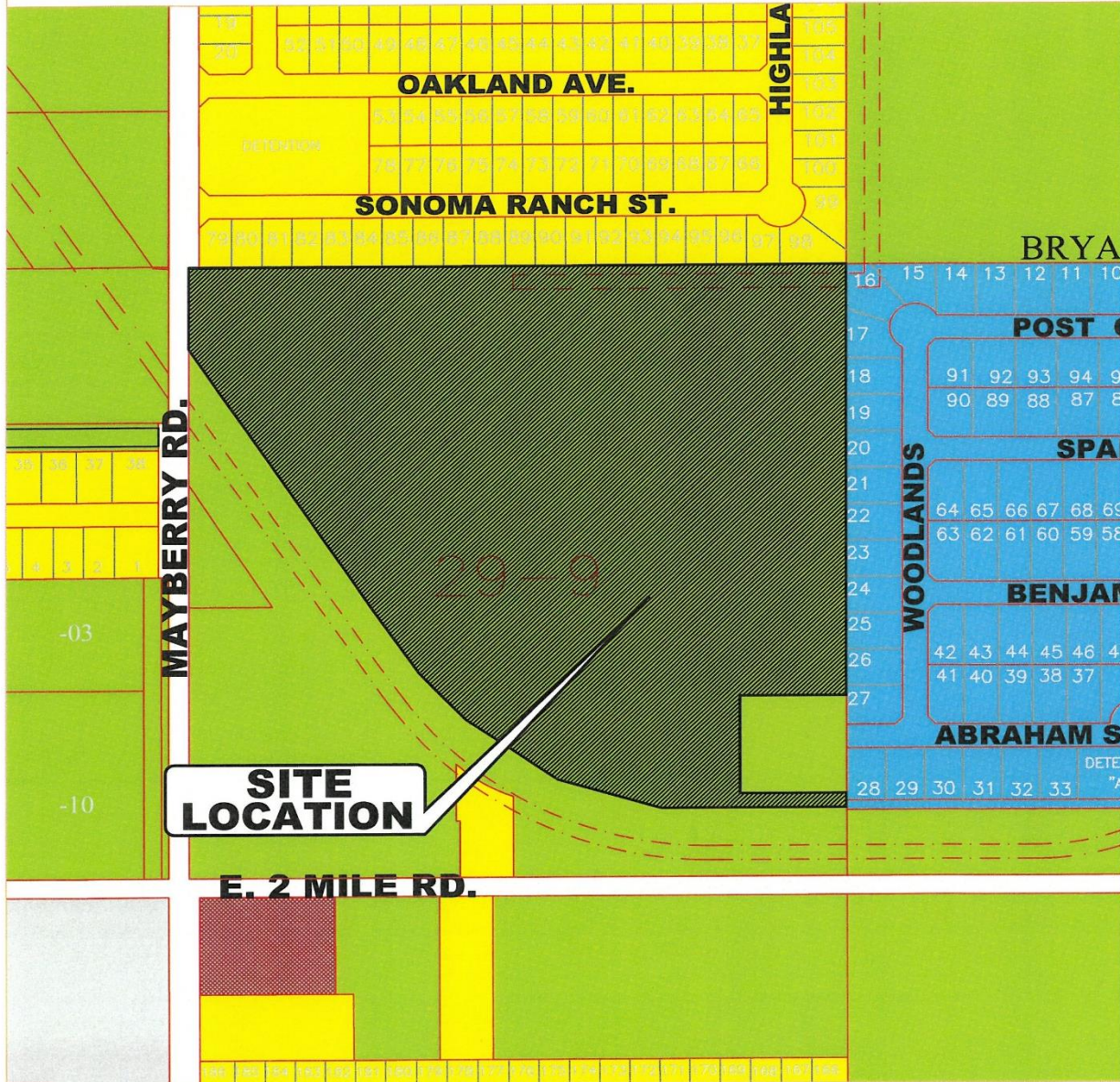
CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

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

No.

ZONING MAP



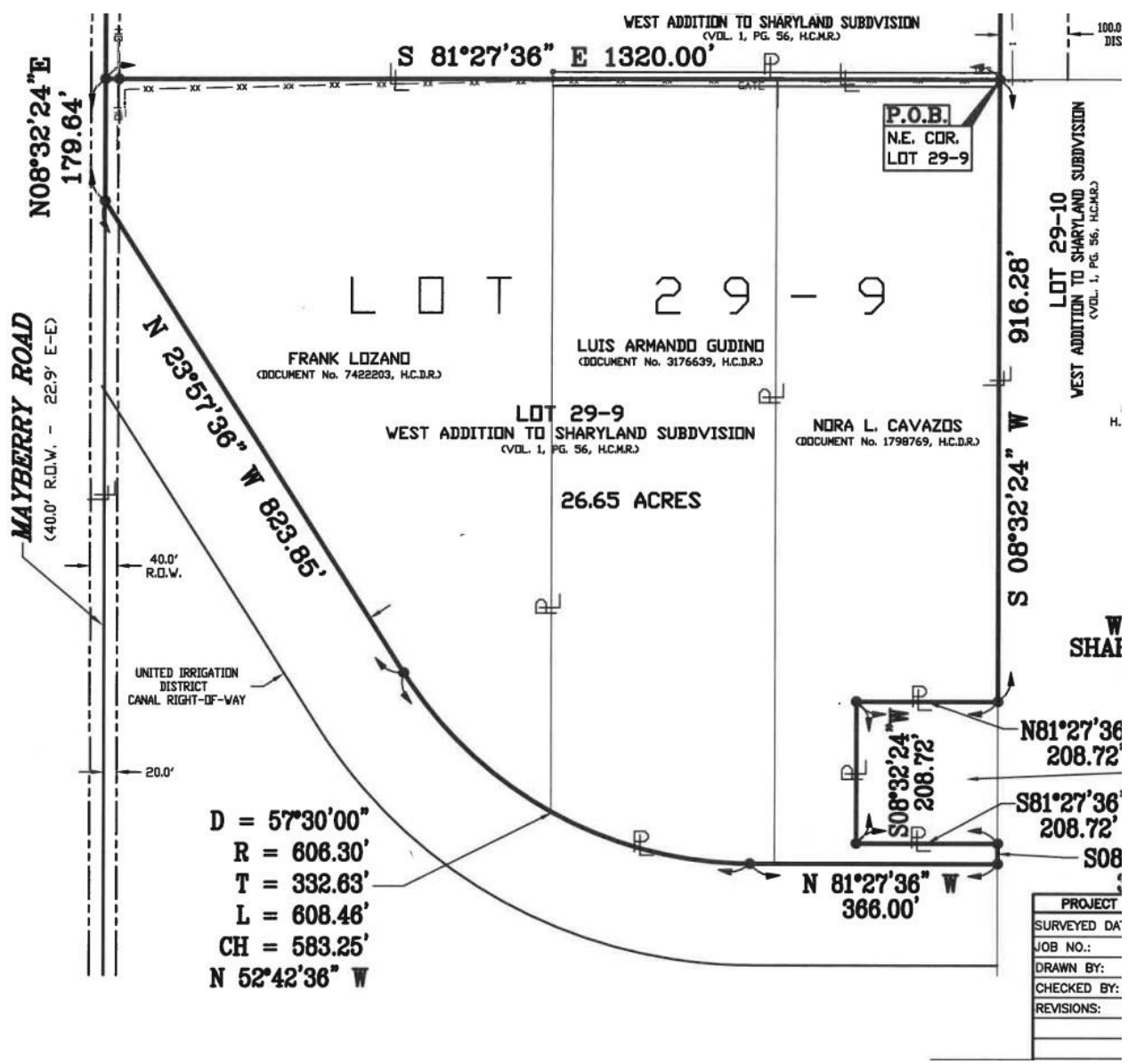
ZONING LEGEND

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



PROPERTY SURVEY



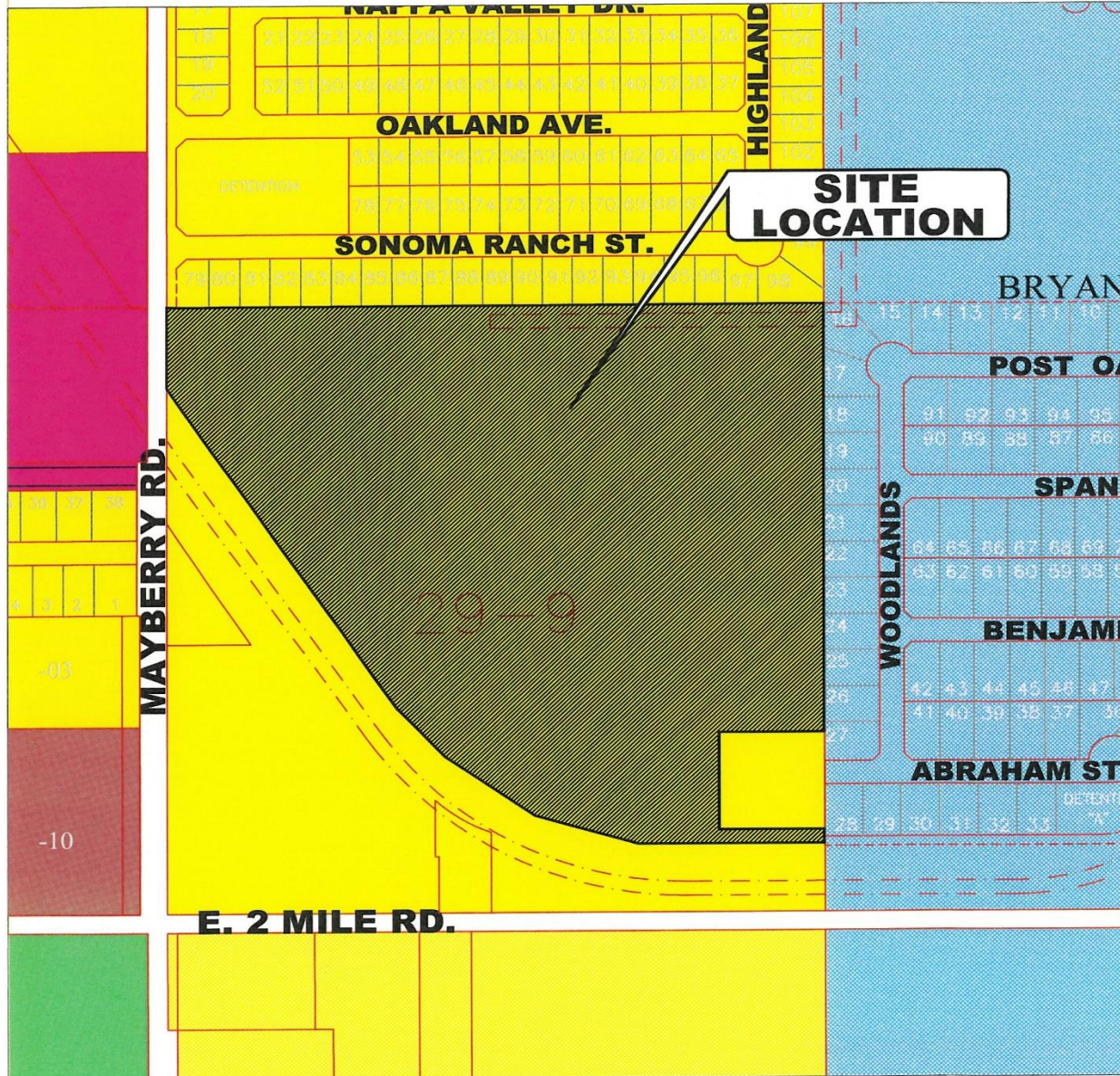
$D = 57^{\circ}30'00''$
 $R = 606.30'$
 $T = 332.63'$
 $L = 608.46'$
 $CH = 583.25'$
 $N 52^{\circ}42'36'' W$

PROJECT	
SURVEYED DATE	
JOB NO.:	
DRAWN BY:	
CHECKED BY:	
REVISIONS:	

PHOTO OF THE SUBJECT 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 |

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317287	FIGUEROA SARA H SALINAS	1410 S BUNNY ST	ALTON	TX	78573
317285	ESCAMILLA ERNESTO & HERMELINDA	3300 N MAYBERRY RD	MISSION	TX	78572
317283	AVILA JUAN CARLOS & CRYSTAL G	400 SOLAR DR	MISSION	TX	78574-2375
317281	BURT GARY C	901 E MILE 2 RD	MISSION	TX	78574-1715
317284	SALINAS SERGIO & SONIA	1410 S BUNNY ST	ALTON	TX	78573-6852
317289	WALDO LUIS DANIEL & ALLISON NICHOLE CAVAZOS	910 JAY DR NORTH	PALMHURST	TX	78573-3766
317288	LOZANO FRANK & SAN JUANITA	10334 N 23RD LN	MCALLEN	TX	78504-6325
717016	CASTANEDA IRIS E & JESUS A	707 RAMIREZ LN	MISSION	TX	78573-8710
317416	MARES NOE	3505 N BRYAN RD	MISSION	TX	78573-1349
317272	VILLARREAL RAFAEL & MARIA YNOCENCIA G 0	3309 N MAYBERRY RD	MISSION	TX	78573-1344
658540	PUEBLO DE PAZ APARTMENTS	175 POWDER FOREST DR	WEATOGUE	CT	06089-7902
317410	RD SONOMA RANCH LLC	300 JAY AVE	MCALLEN	TX	78504
317405	BALLI AARON	120 E GRIFFIN PKWY	MISSION	TX	78572
317291	CAVAZOS NORA L	1229 LINDBERG ST	PALMHURST	TX	78573-1354
317290	LOZANO VICENTE & SAN JUANITA	1206 E MILE 2 RD	MISSION	TX	78574-1752
317280	GUDINO LUIS ARMANDO & JANETTE CAVAZOS	8416 ZURICH AVE	MISSION	TX	78573-3888
317205	VILLARREAL FERMIN & M A	916 EAST MILE 2 RD	MISSION	TX	78574-1715
317218	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317213	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317286	SALINAS SERGIO HERNAN	3226 N MAYBERRY RD	MISSION	TX	78573-1345
317292	FORTIS LAND COMPANY LLC	222 W UNIVERSITY DR	EDINBURG	TX	78539-3301
1202697	BALLI AARON H JR	923 HOLLYFIELD	MISSION	TX	78572-3614
1375378	BAKER WILLIAM M	516 S GLASSCOCK BLVD	ALTON	TX	78573
1375380	ESCAMILLA ERNESTO & HERMELINDA	3300 N MAYBERRY RD	MISSION	TX	78572
1375381	FIGUEROA SARA H SALINAS	1410 S BUNNY ST	ALTON	TX	78573
1375379	SALINAS SERGIO HERNAN	3226 N MAYBERRY RD	MISSION	TX	78573-1345
1375461	WALDO LUIS DANIEL & ALLISON NICHOLE CAVAZOS	910 JAY DR NORTH	PALMHURST	TX	78573-3766
1380775	BALLI AARON H JR	1624 E GRIFFIN PARKWAY	MISSION	TX	78572-3180



MEETING DATE: September 17, 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 Multi-family Residential District (“R-3”), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 2025 – 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 2025 – 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 Multi-family Residential District (“R-3”) to develop an apartment complex.
- The tract of land has 0.6026 acres in area and measures 150 feet along Glasscock Road and has a depth of 175 feet.
- The surrounding zones are Neighborhood Commercial (C-2) to the North, Single-family Residential (R-1) to the West and South, and Multi-family Residential (R-3) to the East.
- The surrounding land uses include single-family homes to the West, North and South. The land uses to the East include apartments.
- 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, but staff feels that the area is in transition to multi-family residential uses.
- In January 2021, there was an attempt to rezone the property to R-3, but due to opposition from the surrounding property owners, the application was denied by the City Council. Subsequently In April of 2023, the property across the street to the East was rezoned from R-2 to R-3 and was later developed as a subdivision for apartments. The property to the North was zoned Neighborhood Commercial (C-2) prior to the year 2012.
- Notices were mailed to 23 surrounding property owners. Planning staff received no 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



SITE LOCATION

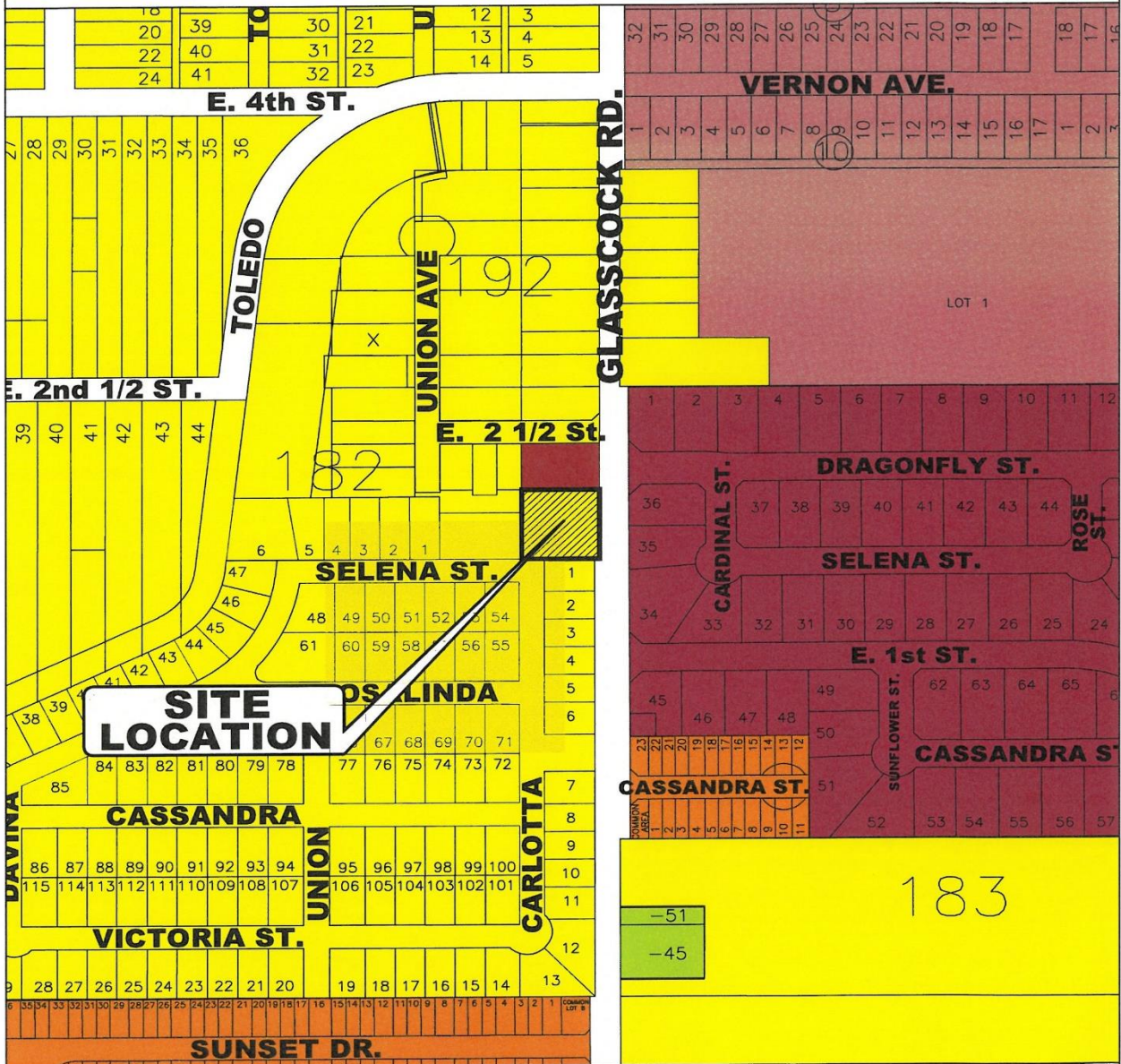
200' RADIUS MAILOUT



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 |
| | 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



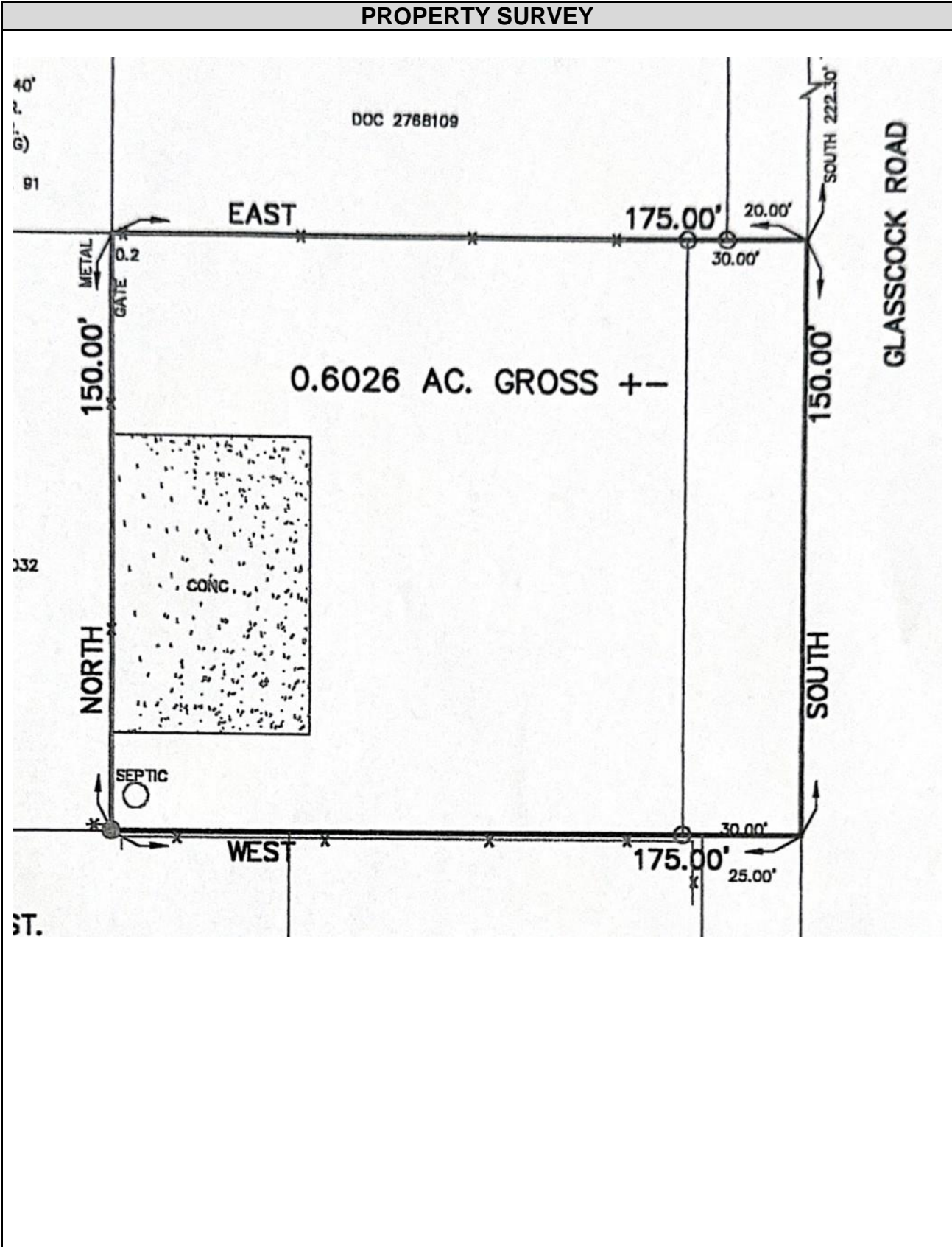
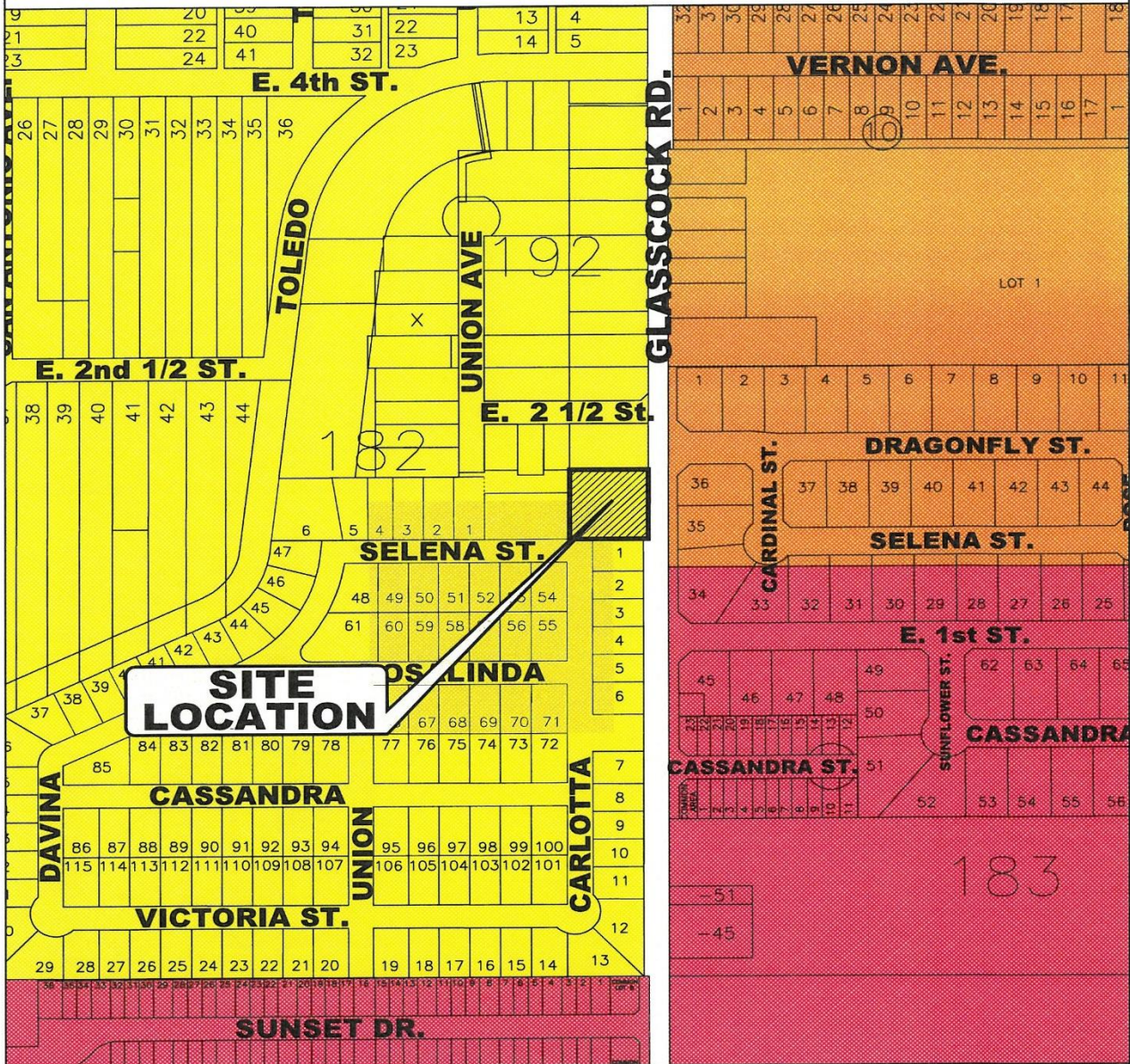


PHOTO OF THE SUBJECT PROPERTY



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 |

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
179372	G4055-00-000-0056-00	SALAZAR GONZALO & DOLORES O	1911 ROSALINDA ST	MISSION	TX	78572-6413
179371	G4055-00-000-0055-00	GUERRA TANYA M	1913 ROSALINDA ST	MISSION	TX	78572-6413
179318	G4055-00-000-0002-00	RODRIGUEZ ROSE YVONNE	130 CARLOTTA ST	MISSION	TX	78572
179317	G4055-00-000-0001-00	ARCAUTE ARMANDO JR & MICAELA R	134 CARLOTTA ST	MISSION	TX	78572-3213
179370	G4055-00-000-0054-00	ALEMAN OLGA L	1912 SELENA ST	MISSION	TX	78572-6414
179369	G4055-00-000-0053-00	AGUILAR HORTENCIA CUEVAS	1910 SELENA ST	MISSION	TX	78572
179320	G4055-00-000-0004-00	GUERRA HUGO E & TANYA M	1913 ROSALINDA ST	MISSION	TX	78572-6413
179368	G4055-00-000-0052-00	HERNANDEZ JAVIER & YOLANDA	1908 SELENA ST	MISSION	TX	78572-6414
280945	S2950-00-000-0182-65	PENA ARACELI G	1909 SELENA ST	MISSION	TX	78572-7833
280937	S2950-00-000-0182-45	GARCIA JOSE SANTOS	RR 4 BOX 347	MISSION	TX	78574
280949	S2950-00-000-0182-85	REYES NOHEMI	1902 E 2 1/2 ST	MISSION	TX	78572-9062
280938	S2950-00-000-0182-50	SUAREZ RAMON M	1900 E 2ND 1/2 ST	MISSION	TX	78572-9062
280935	S2950-00-000-0182-35	GARCIA MIGUEL ANGEL SANTOS ET AL	1903 E 2 1/2 ST APT 4	MISSION	TX	78572-9883
280944	S2950-00-000-0182-62	MARTINEZ JUAN	PO BOX 2267	MISSION	TX	78573-0037
280933	S2950-00-000-0182-25	ABREGO & SONS INC	PO BOX 411	MISSION	TX	78572
280946	S2950-00-000-0182-70	GONZALEZ JOSE REYES & VERONICA L	1211 GLASSCOCK ROAD	MISSION	TX	78572-4520
1179332	A0240-00-000-0001-00	GARZA AUGUSTIN & BEULA MACARENA	1907 SELENA ST	MISSION	TX	78572-7833
280947	S2950-00-000-0182-72	DIAZ FELIPE	7927 THORNCROFT MANOR LN	RICHMOND	TX	77407-3471
20837004	L3183-00-000-0034-00	HM REGIO RENTALS LLC	813 TRAVIS ST	MISSION	TX	78572
20837005	L3183-00-000-0035-00	GONZALEZ FIDEL	44 N COLIMA ST	ROMA	TX	78584
20837006	L3183-00-000-0036-00	POSADA LUISA FERNANDA	1904 PECOS ST	MISSION	TX	78572
20836972	L3183-00-000-0002-00	SHADDAI CONSTRUCTION LLC	2802 COUNTRY CLUB	MISSION	TX	78572-4379
20836971	L3183-00-000-0001-00	ROJAS EDGAR ALLAN & MARIA OFELIA	1616 SUNRISE LN	PALMHURST	TX	78573



MEETING DATE: September 17, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”), being a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 2025 – 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) to develop a single-family residential development.
- The irregular-shaped tract of land has 27.07 acres in area and measures 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property is located just North and West of the Leal Elementary School.
- The surrounding zones are Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South.
- The surrounding land uses include industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli’s Terrace Event Center is also located to the North. To the East there are single-family homes. To the South is the Leal Elementary school and recently constructed townhouses. To the West are the Rio de Vida Apartments, vacant land and a single-family home.
- The subject property is vacant.

- The Future Land Use Map shows the property designated for moderate density residential uses. The requested rezoning is less dense compared to the comprehensive plan designation.
- Notices were mailed to 50 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

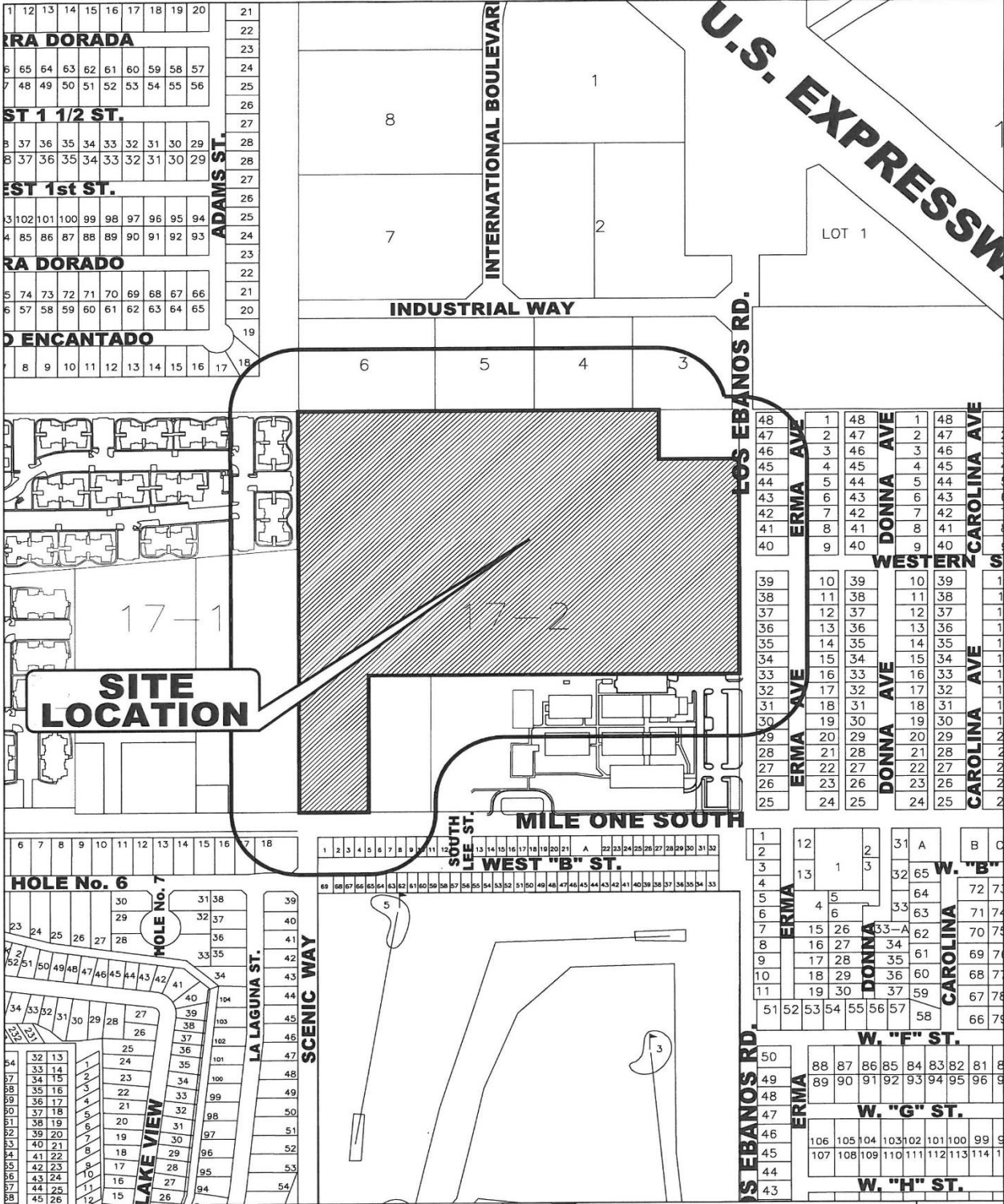
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



SITE LOCATION

200' RADIUS MAILOUT



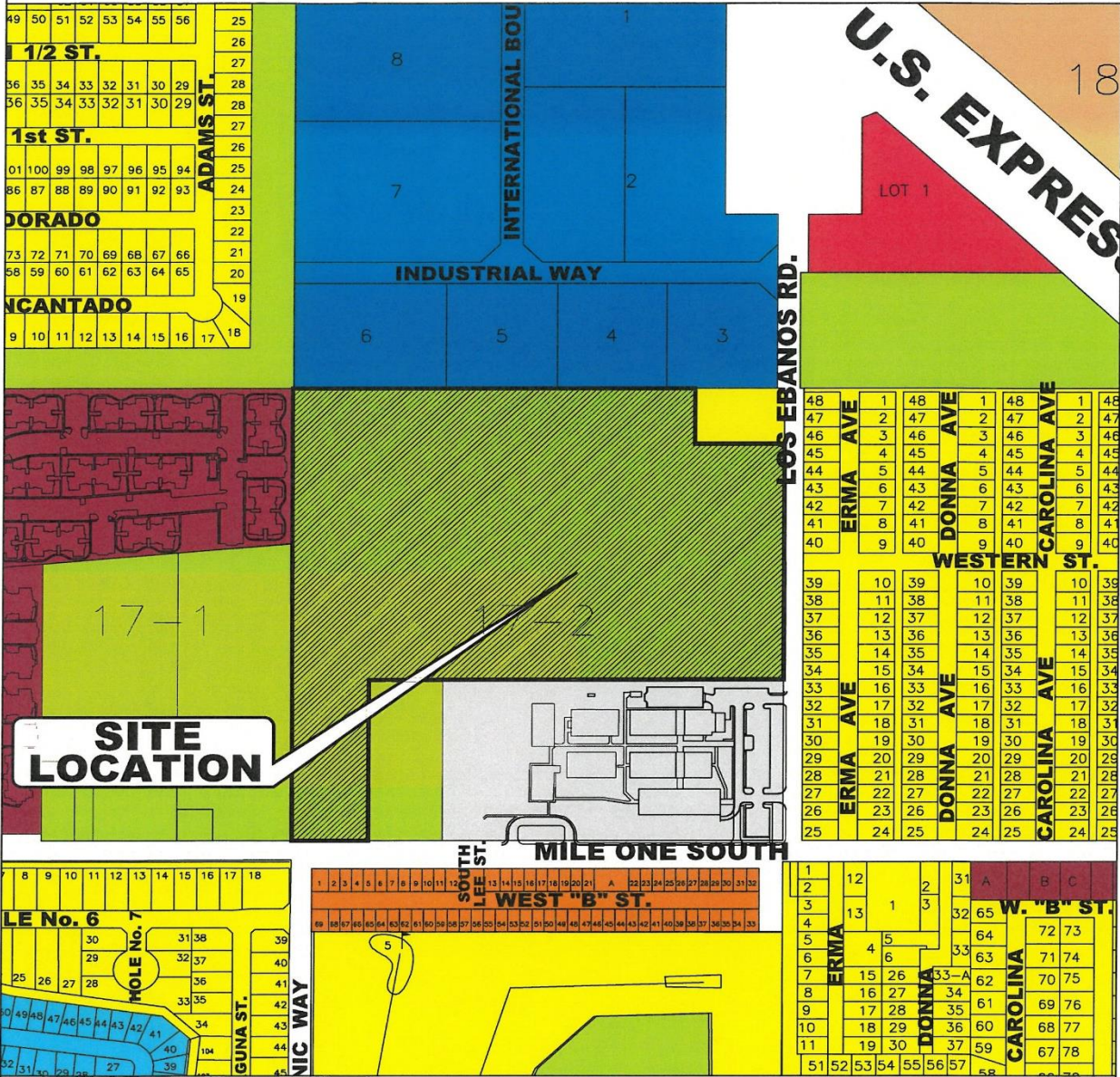
CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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 |
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| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

AERIAL



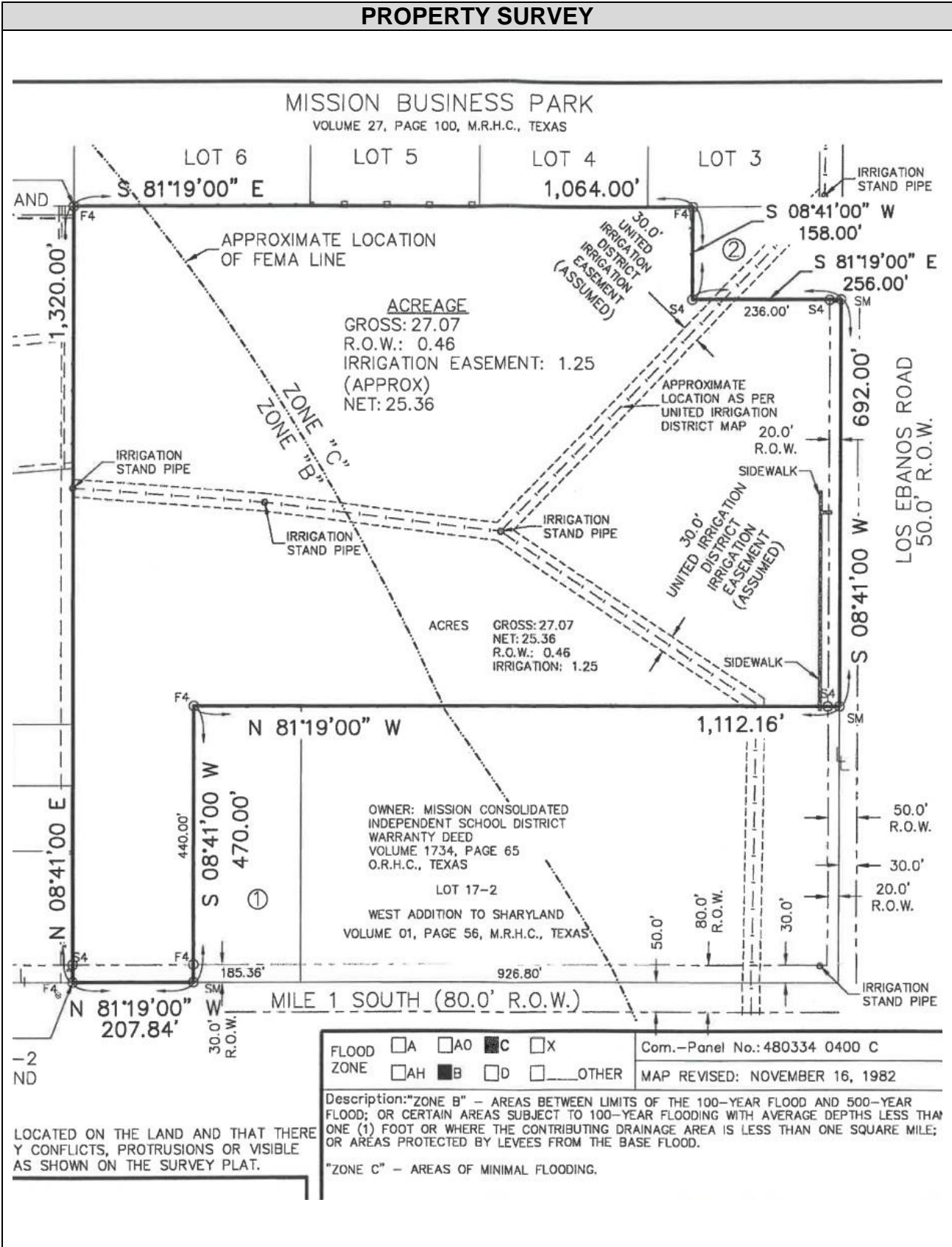


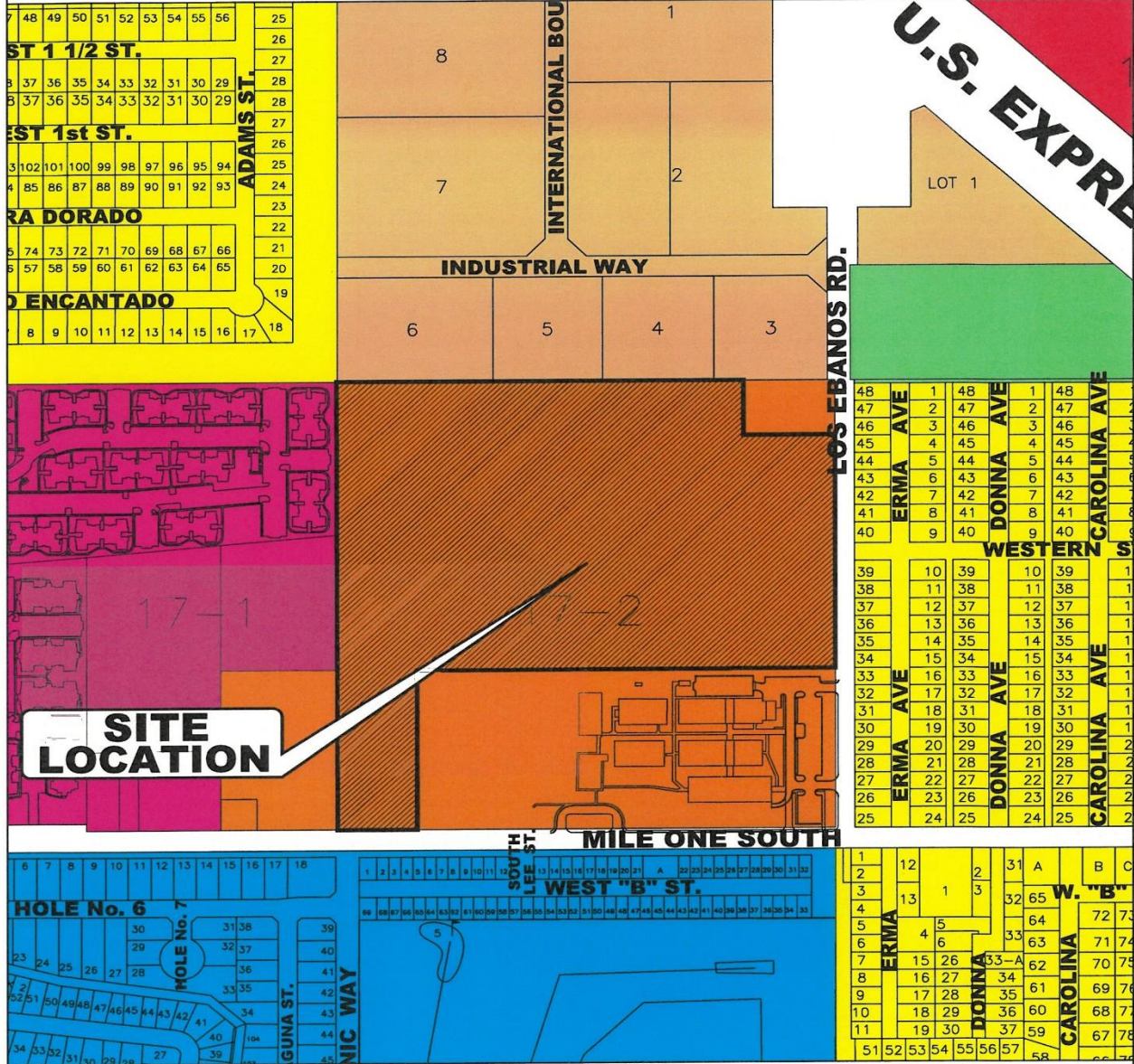
PHOTO OF THE PROPERTY FROM LOS EBANOS ROAD



PHOTO OF THE PROPERTY FROM MILE 1 SOUTH 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	geoID	name	addrDelive	addrCity	addrState	addrZip
685988	R2960-00-000-0001-00	RIO DE VIDA APARTMENTS TX LP	9337 KATY FWY STE B	HOUSTON	TX	77024-1546
521777	W0100-00-017-0001-06	CASAS JORGE E & LIDIA	1700 S MILE RD	MISSION	TX	78572-2101
521777	W0100-00-017-0001-06	CASAS JORGE E & LIDIA	1700 S MILE RD	MISSION	TX	78572-2101
176176	F6750-08-000-0037-00	RODRIGUEZ GUADALUPE JR	404 S MINA DE ORO ST	MISSION	TX	78572-0039
176156	F6750-08-000-0017-00	VALDEZ NANCY N	1005 WEST E" ST"	MISSION	TX	78572
176175	F6750-08-000-0036-00	GONZALEZ PAULA & JOSE B	306 ERMA AVE	MISSION	TX	78572-6125
176177	F6750-08-000-0038-00	GARCIA-LOPEZ JUVENTINO	302 ERMA AVE	MISSION	TX	78572-6125
176172	F6750-08-000-0033-00	BAEZ RAHUEL & MA DEL REFUGIO	312 ERMA AVE	MISSION	TX	78572-6125
176150	F6750-08-000-0011-00	NOYOLA ISIDRO	303 ERMA AVE	MISSION	TX	78572-6126
176149	F6750-08-000-0006-00	ROGERO GREGORIO & FRANCISCA G	301 ERMA AVE	MISSION	TX	78572-6126
176186	F6750-08-000-0047-00	VILLANUEVA JUANITA	202 ERMA AVE	MISSION	TX	78572-6123
176147	F6750-08-000-0008-00	LOPEZ OSCAR	215 ERMA AVE	MISSION	TX	78572-6124
176142	F6750-08-000-0003-00	TREVINO MARIA DEL ROSARIO	205 ERMA ST	MISSION	TX	78572-6124
516550	M4932-00-000-0006-00	IM REAL ESTATE INVESTMENTS LLC	2405 LIFEHAUS INDUSTRIAL DR	NEW BRAUNFELS	TX	78130
573737	W0100-00-017-0001-09	GARZA PABLO & EVANGELINA	PO BOX 163	OTHELLO	WA	99344-0163
544769	W0100-00-017-0002-06	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
176173	F6750-08-000-0034-00	MORALES GUADALUPE L	310 ERMA AVE	MISSION	TX	78572-6125
176174	F6750-08-000-0035-00	RAYA SELSA R	308 ERMA AVE	MISSION	TX	78572-6125
176155	F6750-08-000-0016-00	RODRIGUEZ MANUEL	313 ERMA AVE	MISSION	TX	78572-6126
176153	F6750-08-000-0014-00	LUNA MIREYA	309 ERMA AVE	MISSION	TX	78572-6126
176152	F6750-08-000-0013-00	RODRIGUEZ RICARDO & MARIA ANITA	307 ERMA AVE	MISSION	TX	78572-6126
176151	F6750-08-000-0012-00	MORALES VERONICA	1301 GREENLAND CIR W	MISSION	TX	78572-6954
176185	F6750-08-000-0046-00	GONZALEZ JOEL	204 S LOS EBANOS RD	MISSION	TX	78572-6903
176180	F6750-08-000-0041-00	MONTELONGO LUIS B & OLGA F	214 ERMA AVE	MISSION	TX	78572-6123
176179	F6750-08-000-0040-00	GUAJARDO ARNULFO & GRACIELA	216 ERMA AVE	MISSION	TX	78572-6123
176181	F6750-08-000-0042-00	GAITAN ROSA MARIA	212 ERMA AVE	MISSION	TX	78572-6123
176148	F6750-08-000-0009-00	VELA ESPERANZA	217 ERMA AVE	MISSION	TX	78572-6124
176146	F6750-08-000-0007-00	GARZA AURELIO	213 ERMA AVE	MISSION	TX	78572-6124
516548	M4932-00-000-0005-00	BALLI AARON H	923 HOLLYFIELD	MISSION	TX	78572-3614
516547	M4932-00-000-0004-00	R & R COOLING & HEATING LLC	1505 INDUSTRIAL WAY UNIT A	MISSION	TX	78572-5048
630690	H1230-01-000-0018-00	CASTILLO LOURDES R	1801 PASEO ENCANTADO ST	MISSION	TX	78572-6795
176145	F6750-08-000-0006-00	IBARRA ENRIQUE	211 ERMA AVE	MISSION	TX	78572
176144	F6750-08-000-0005-00	IBARRA CAROLINA B	211 ERMA AVE	MISSION	TX	78572-6124
176143	F6750-08-000-0004-00	MEZA FRANCISCO & JUANA R	207 ERMA AVE	MISSION	TX	78572-6124
573738	W0100-00-017-0001-10	RODRIGUEZ RICARDO & EVANGELINA	129 W SYCAMORE AVE	MCALLEN	TX	78501-9574
316625	W0100-00-017-0002-00	GARCIA SARA L	204 S LOS EBANOS RD	MISSION	TX	78572-6903
316626	W0100-00-017-0002-02	WALSH J PATRICK JR INVESTMENTS	210 LAKEWOOD DR	KERRVILLE	TX	78028-6517
316627	W0100-00-017-0002-03	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
176154	F6750-08-000-0015-00	CONTRERAS FRANCISCO JR & BLANCA E	311 ERMA AVE	MISSION	TX	78572-6126
176169	F6750-08-000-0030-00	GARZA JUAN CARLOS	3131 N CONWAY	MISSION	TX	78572
176168	F6750-08-000-0029-00	NORIEGA JUAN	320 ERMA AVE	MISSION	TX	78572-6125
516545	M4932-00-000-0003-00	RUIZ ROEL	2000 N 47TH ST	MCALLEN	TX	78501-3670
176178	F6750-08-000-0039-00	LOPEZ FERMIN & OLGA MA	300 ERMA AVE	MISSION	TX	78572-6125
176182	F6750-08-000-0043-00	CHAIDEZ JOSE & ELVA	211 S LOS EBANOS RD	MISSION	TX	78572-6904
176183	F6750-08-000-0044-00	ZUNIGA JOSE L & MARTHA	209 S LOS EBANOS RD	MISSION	TX	78572-6904
176184	F6750-08-000-0045-00	DE ALONZO ISABEL R	207 S LOS EBANOS RD	MISSION	TX	78572-6904
176187	F6750-08-000-0048-00	MATA ISAIAS L	200 ERMA AVE	MISSION	TX	78572-6123
732936	W0100-00-018-0003-04	STATE OF TEXAS	300 E 8TH ST	AUSTIN	TX	78701-3233
176170	F6750-08-000-0031-00	VELASQUEZ AMPARO	3002 MAREN DR	MISSION	TX	78574
630783	H1230-01-000-0000-00	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
1309932	R2960-00-000-0000-00	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
1237397	P2650-00-000-0011-00	SANCHEZ JUAN CARLOS SALAS	1622 WEST B ST	MISSION	TX	78572
1237396	P2650-00-000-0010-00	FORMOSA CUSTOM HOMES LLC	4821 SHEFFIELD ST	EDINBURG	TX	78539
1237395	P2650-00-000-0009-00	HARRINGTON YELENA	8320 E CRESTWOOD CIR	TUCSON	AZ	85750
1237394	P2650-00-000-0008-00	MARTINEZ SANDRA	1628 W B ST	MISSION	TX	78572
1237393	P2650-00-000-0007-00	ARJONA NOEMI	1700 W B ST	MISSION	TX	78572
1237392	P2650-00-000-0006-00	VILLARREAL TOMAS JR	1702 W B ST	MISSION	TX	78572
1237391	P2650-00-000-0005-00	AZE GROUP LLC	4524 ESTANCIA PKWY	MCALLEN	TX	78504
1237390	P2650-00-000-0004-00	GONZALEZ SANDRA ARLETTE	1706 W B ST	MISSION	TX	78572-0076
1237389	P2650-00-000-0003-00	HINOJOSA STEVEN	1708 W B ST	MISSION	TX	78572
1237387	P2650-00-000-0001-00	CARRILLO PROPERTIES I LTD	610 E EXPRESSWAY 83	PHARR	TX	78577-6520
1237385	P2650-00-000-0000-00	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163
630783	H1230-01-000-0000-00	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
1560964	L2223-01-00A-0018-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560963	L2223-01-00A-0017-00	CANTU DIANA SOFIA	309 N 46TH ST	MCALLEN	TX	78501



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mortgage Lending Company in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 6, Applicant: Synergy One Lending, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 22, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- September 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- September 17, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- September 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the west side of Shary Road between Village Drive and Mulberry Street.
- Per Code of Ordinance, loan companies in a Neighborhood Commercial District require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,152 square foot suite within a commercial plaza for a mortgage lending company. Access to the site is via a 30’ driveway off of Shary Road.
- The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm,
- Staff: 4 employees
- Parking: Based on the square footage of the suite, there are a total of 6 parking spaces required for this business. It is noted that the parking area is held in common; 58 existing parking spaces are shared with other businesses, thus meeting code.
- Staff has seen this type of businesses in C-2 zones without creating a negative impact on the surrounding areas since the hours of operation are reasonable.
- Staff notes that there is an ordinance that regulates the distance between loan companies, which is 1,500 feet. This distance requirement was focused on payday loans.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval 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 the Use with the understanding that the permit could be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm

RECORD OF VOTE: **APPROVED:** _____

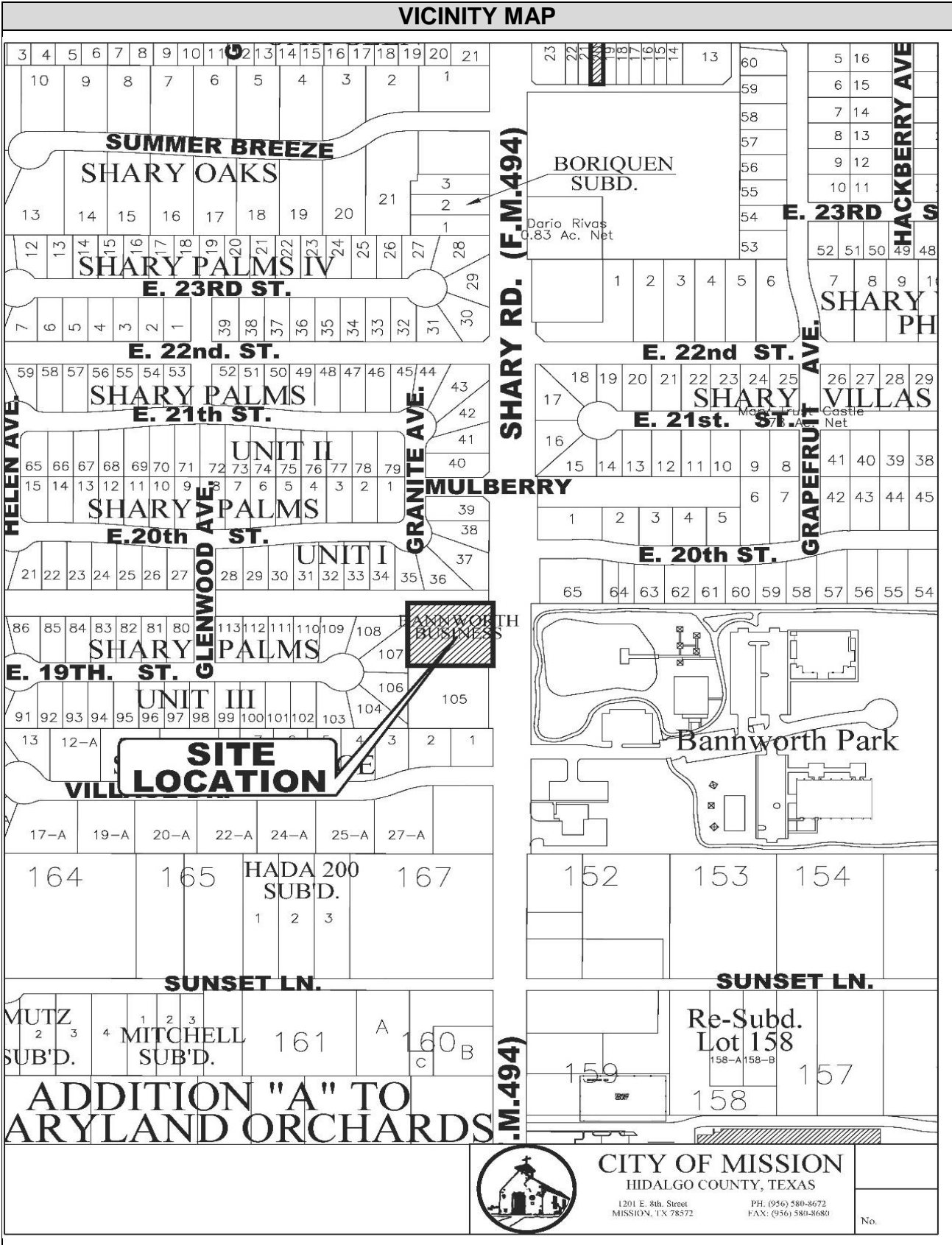
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

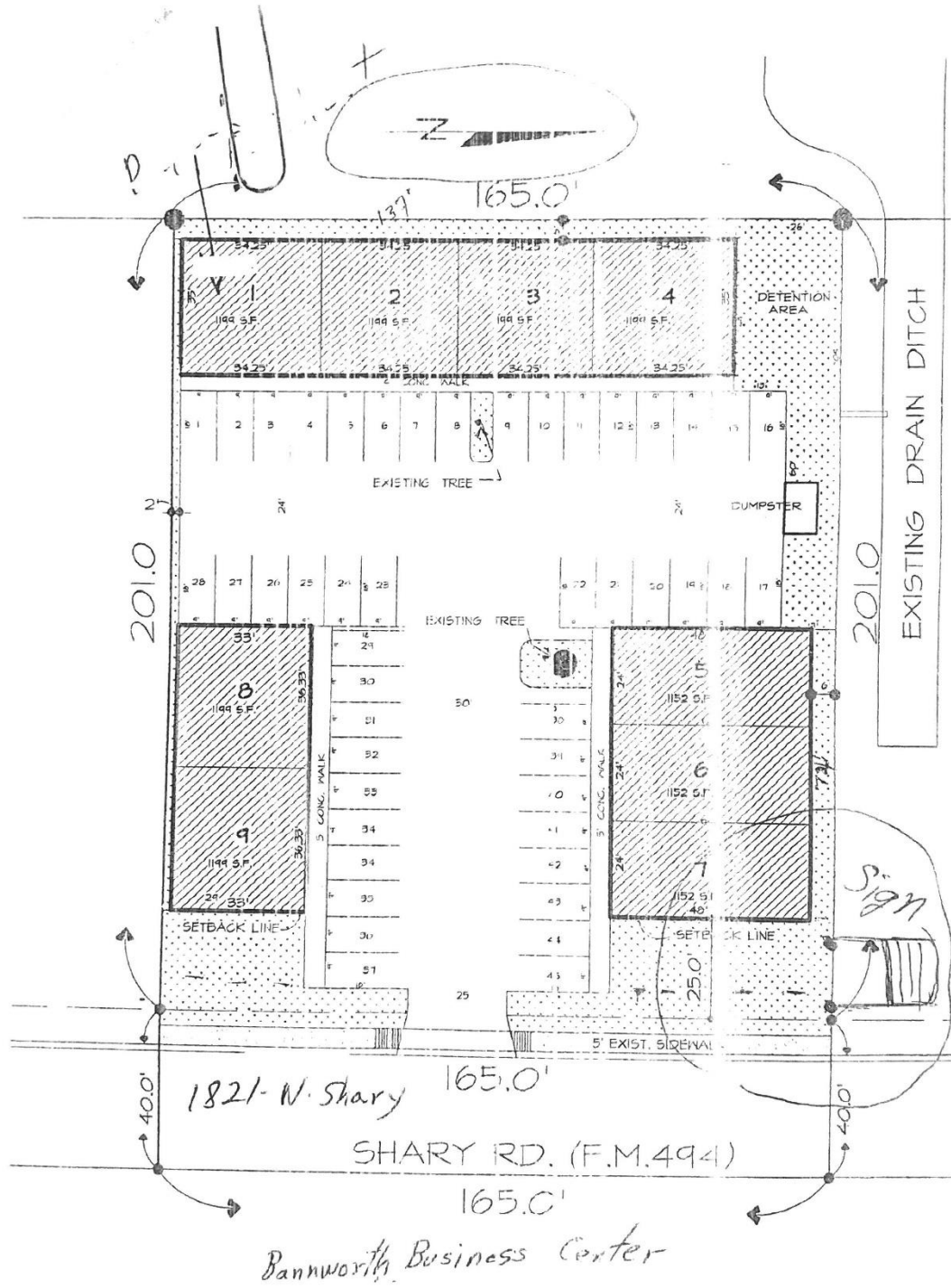
ARIEL MAP



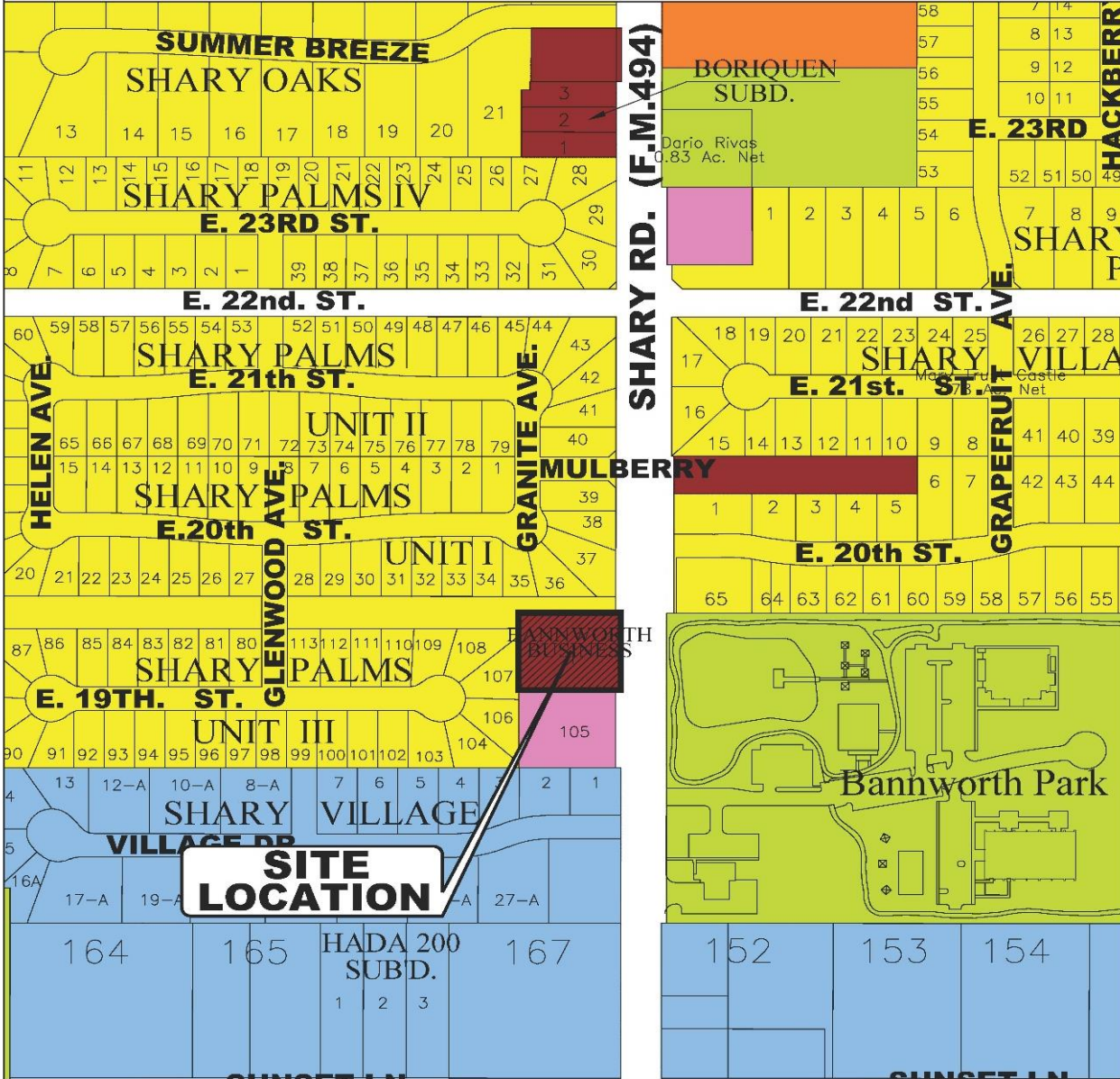
ATTACHMENTS



ATTACHMENTS



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 MFC'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 |

ATTACHMENTS

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
672882	S3011-00-000-0065-00	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	S2973-01-000-0037-00	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	S2973-03-000-0107-00	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	S3010-00-000-0003-00	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	S2973-01-000-0033-00	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	S2973-03-000-0103-00	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	S2973-01-000-0032-00	MAGNIFICAT HOLDINGS LLC 2308E 20 PROTECTED SERIES	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	S2973-03-000-0109-00	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	S2973-03-000-0108-00	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	S2973-03-000-0104-00	VIELMA MAURO A & ELIZABETH E	2310 E 19TH ST	MISSION	TX	78572-3249
539976	S2973-03-000-0106-00	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	S2973-01-000-0038-00	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572
283654	S3010-00-000-0001-00	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	S2973-01-000-0034-00	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	S2973-01-000-0035-00	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	S2973-01-000-0036-00	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	S2973-03-000-0105-00	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	S2950-00-000-0235-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	S2950-00-000-0235-05	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	B1556-00-000-0001-00	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion 55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S. Conway Avenue Applicant: Ryan Clark (Granite Construction Company) – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 13, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 4, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- September 17, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

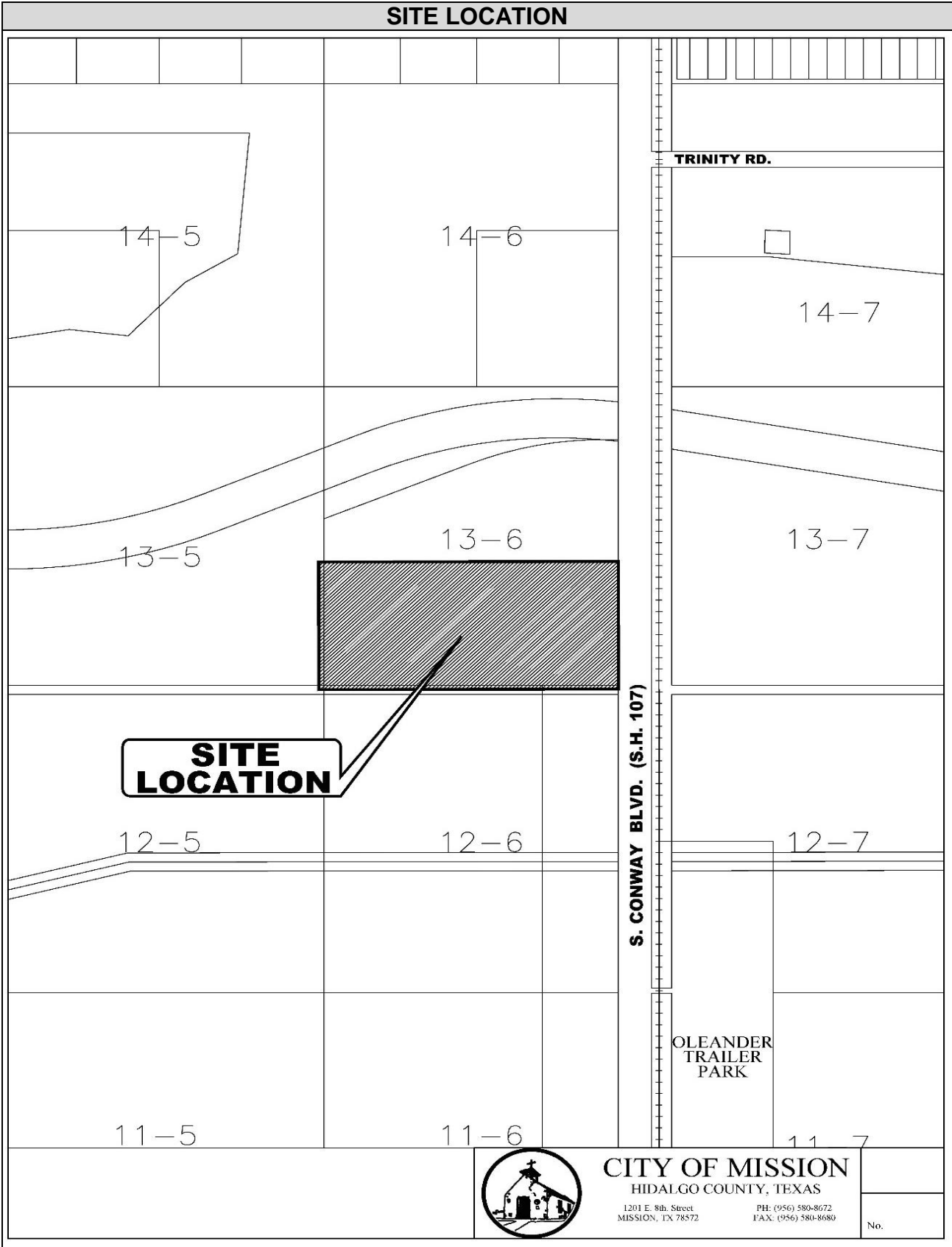
- The site is located 1 mile south of U.S. Expressway 83 along the West side of S. Conway Avenue.
- Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council.
- The applicant desires a conditional use permit to place two (2) portable buildings for office use for a granite construction company. The applicant was contracted for the construction of the border wall for a maximum of two (2) years.
- The hours of operation are as follows: Monday through Friday from 7:00 a.m. to 7:00 pm.
- Staff: 20 employees
- Parking: A total of 126 parking spaces exist at the location.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (9) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council 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:

- Approval for 2-year re-evaluation subject to;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m.
- Acquisition of a business license prior to occupancy.
- Must comply with the noise ordinance
- CUP is not transferable to others.

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

_____ AYES
_____ NAYS
_____ DISSENTING _____

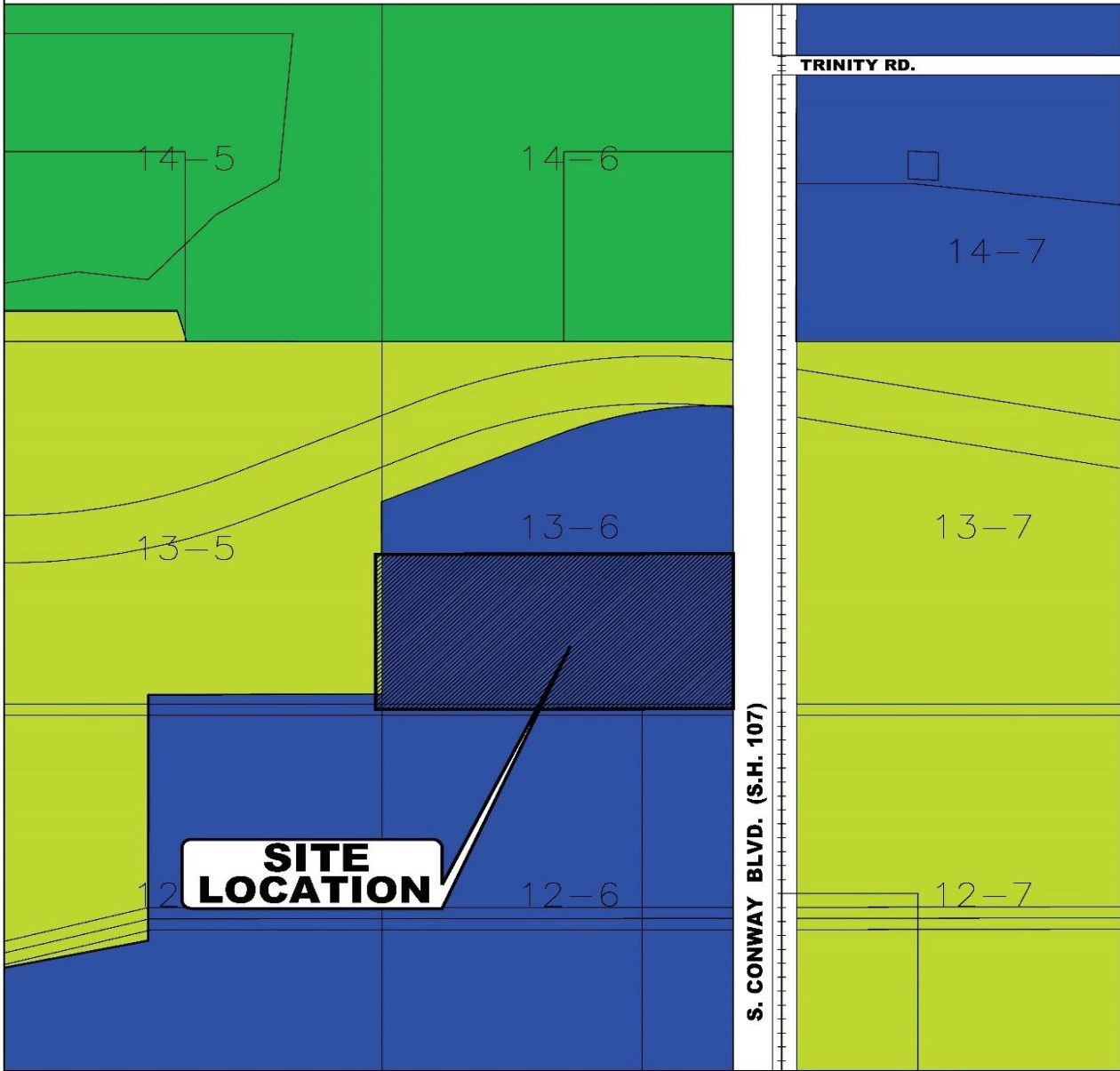


AERIAL MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP



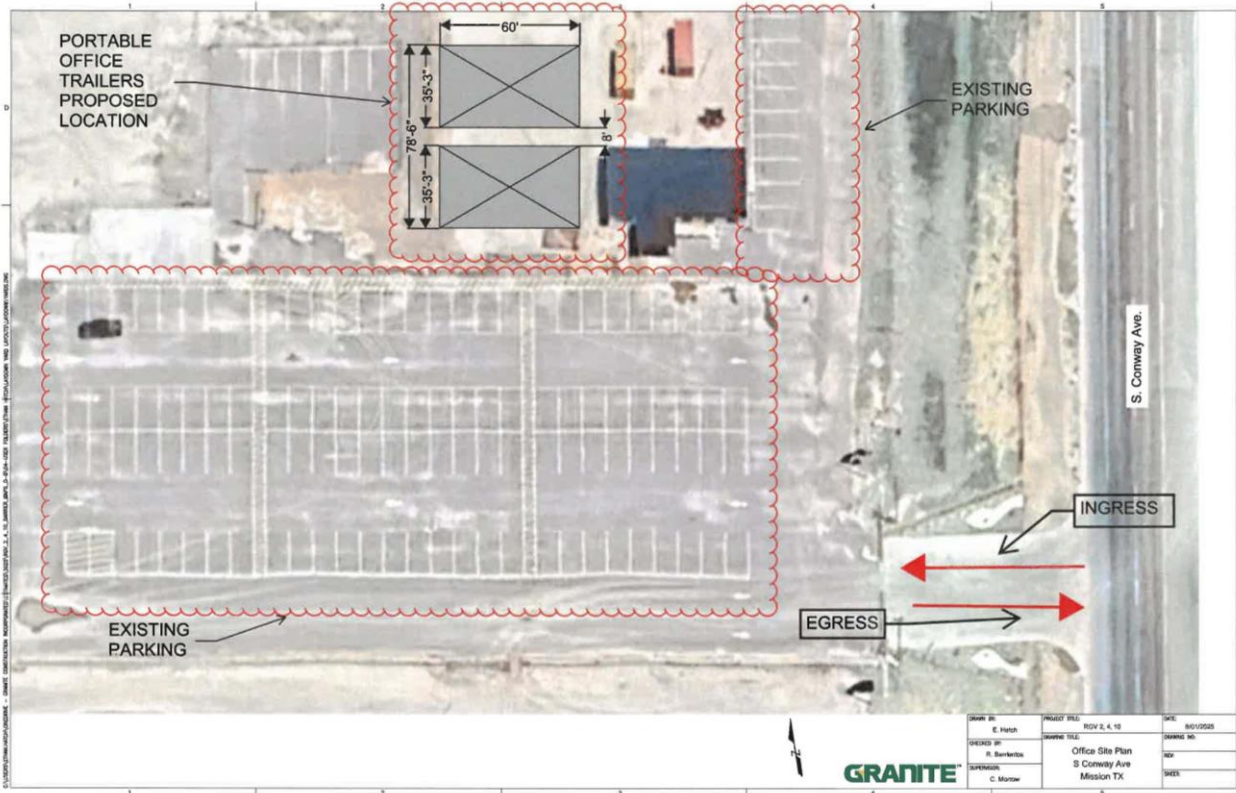
ZONING LEGEND

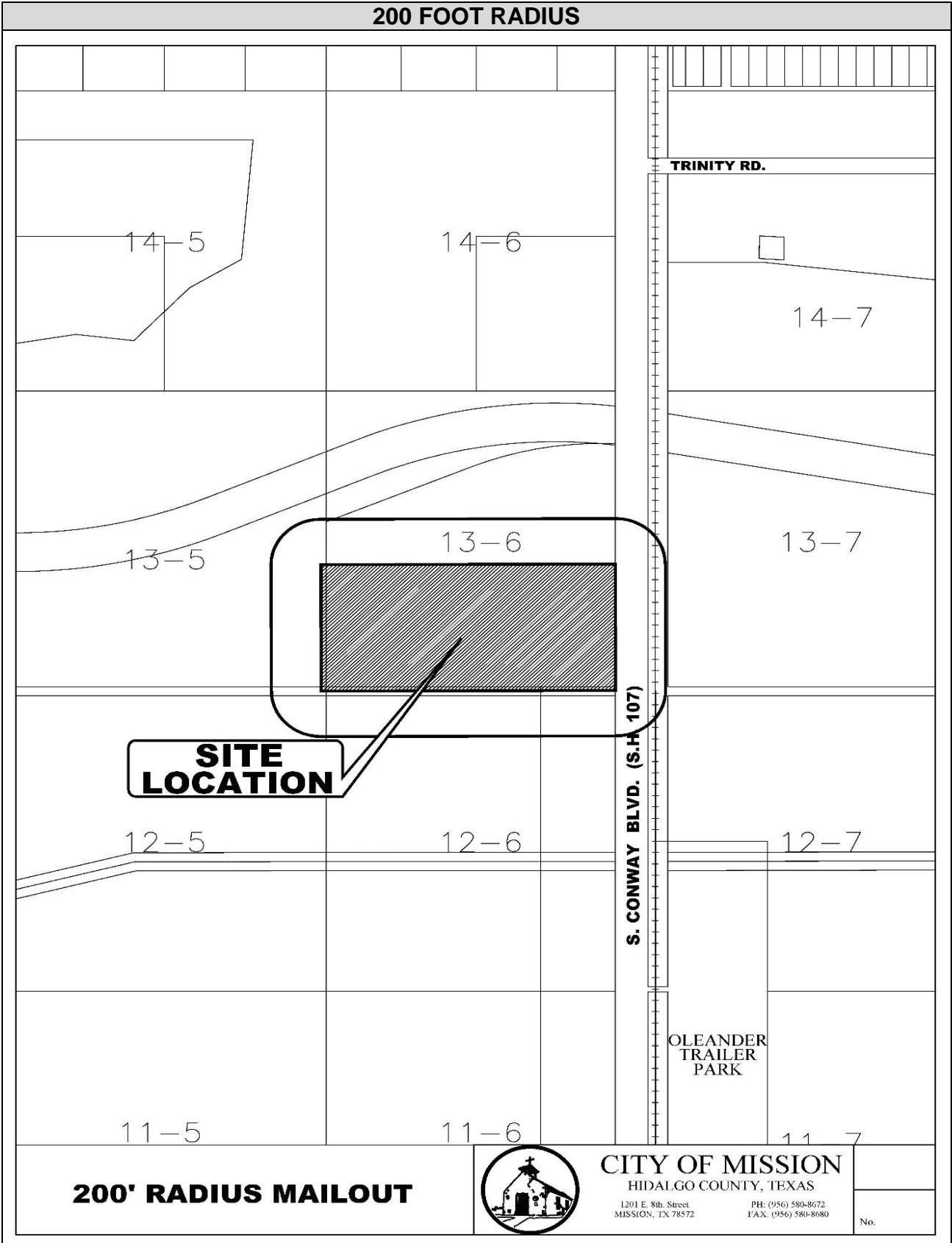
 A0-I AGRICULTURAL OPEN INTERIM	 R-3 MULTI-FAMILY RESIDENTIAL	 C-4 HEAVY COMMERCIAL
 AO-P AGRICULTURAL OPEN PERMANENT	 R-4 MOBILE & MODULAR HOME	 C-5 ADAPTIVE COMMERCIAL
 R-1A LARGE LOT SINGLE FAMILY	 R-5 HIGH DENSITY MFC'D HOUSING	 I-1 LIGHT INDUSTRIAL
 R-1T TOWNHOUSE RESIDENTIAL	 C-1 OFFICE BUILDING	 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

PICTURES



SITE PLAN





MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState
705063	W0100-00-012-0005-05	ALIANZA DE LIMA LLC	2003 ROCHESTER ST	EDINBURG	TX
316476	W0100-00-012-0006-00	VALECO LLC	5608 N 5TH ST	MCALLEN	TX
316501	W0100-00-013-0007-00	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
702769	W0100-00-013-0006-05	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX
1232730	W0100-00-013-0006-01	VMK SOUTH CONWAY SERIES A	4600 TORONTO AVE	MCALLEN	TX
316492	W0100-00-013-0002-00	NEVAREZ INVESTMENT FAMILY LIMITED PARTNERSHIP	421 TYLER AVE	MCALLEN	TX
719395	W0100-00-012-0006-03	ALIANZA DE LIMA LLC	2003 ROCHESTER ST	EDINBURG	TX
316477	W0100-00-012-0007-00	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
1242497	W0100-00-013-0006-02	VMK SOUTH CONWAY 2 SERIES OF VMK INVESTMENT GROUP LLC	4600 TORONTO AVE	MCALLEN	TX



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 29, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 4, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- September 17, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 260 feet North of East 20th. Street along the East side of N. Conway Avenue.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant proposes to apply for a conditional use permit for the Event Center.
- The hours of operation are as follows: Sunday through Saturday from 10:00 a.m. to 12:00 am.
- Staff: 2 employees
- The applicant is proposing that alcoholic beverages be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant’s background check for the proposed BYOB (bring your own beer) will be required.
- Parking: Due to the total of 40 seating spaces, which requires 13 parking spaces (40 seats/ 1 space for every 3 seats = 13 parking spaces. It is noted that the parking area is held in common (57 existing parking spaces) and shared with other businesses.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council 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:

- Approval for 1 years re-evaluation subject to;
- Hours of operation are Sunday through Saturday from 10:00 a.m. to 12:00 a.m.
- Maximum occupancy being 42
- Must comply with the noise ordinance
- CUP is not transferable to others.

RECORD OF VOTE: **APPROVED:** _____

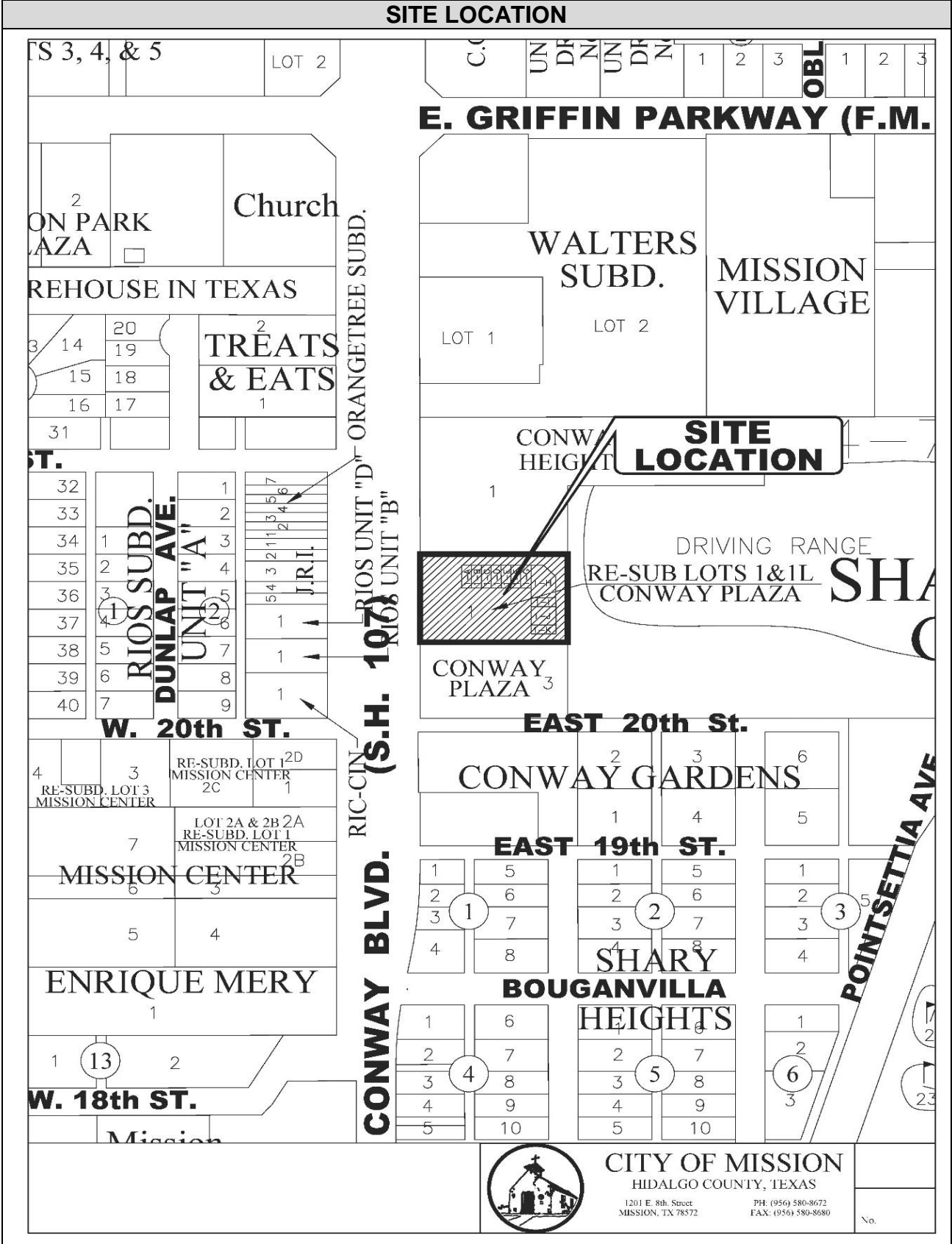
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

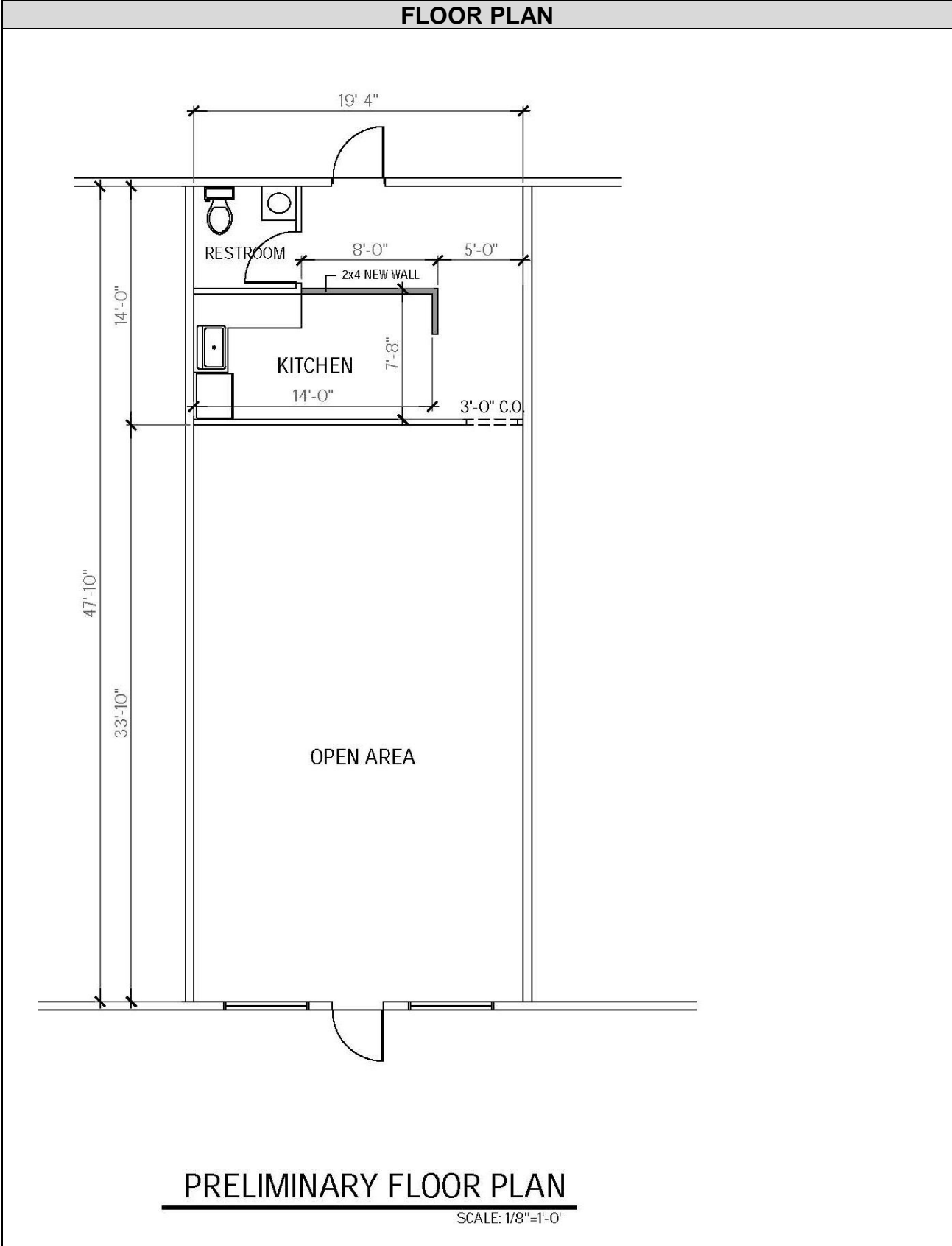


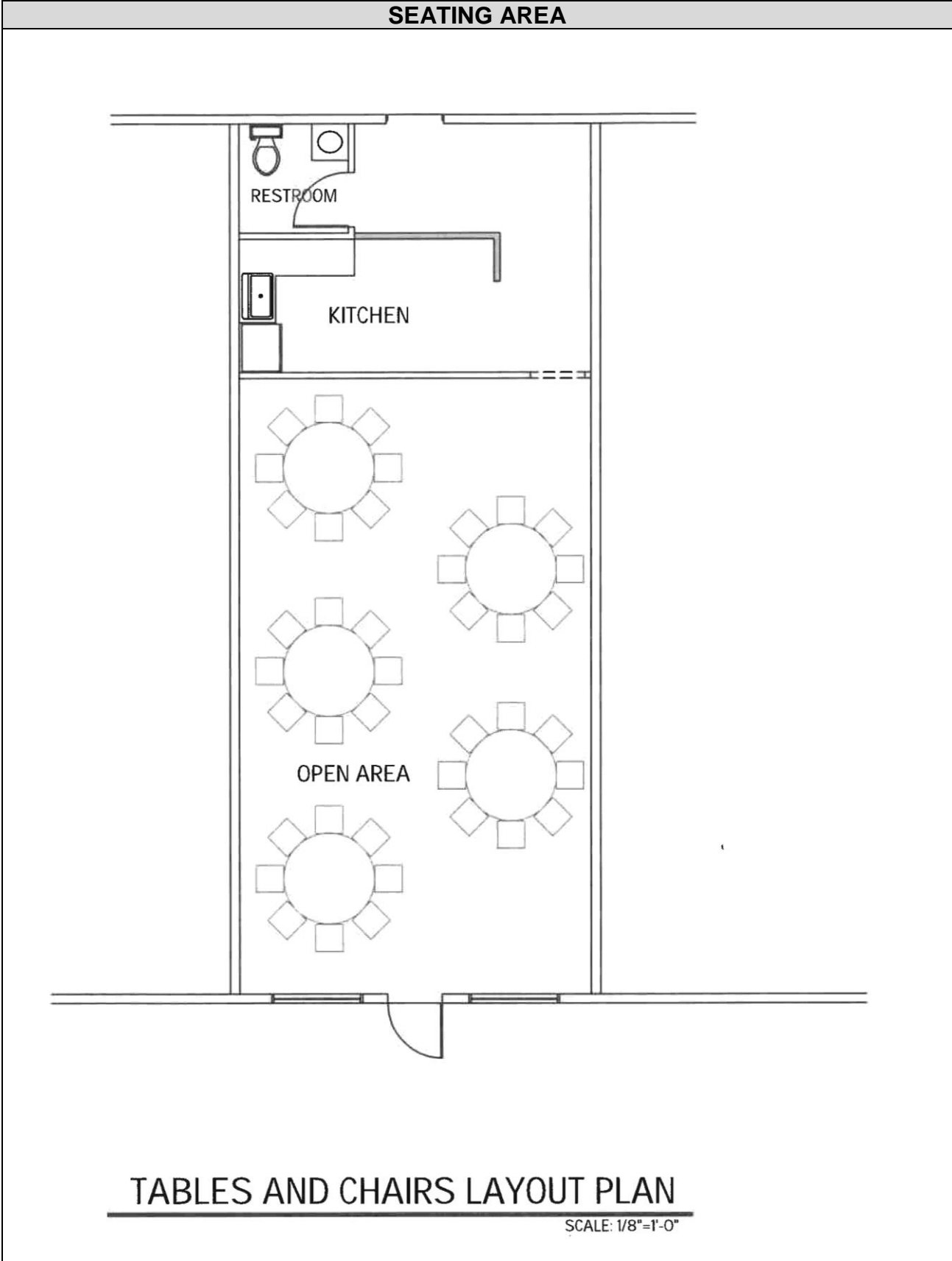
AERIAL MAP



PICTURES



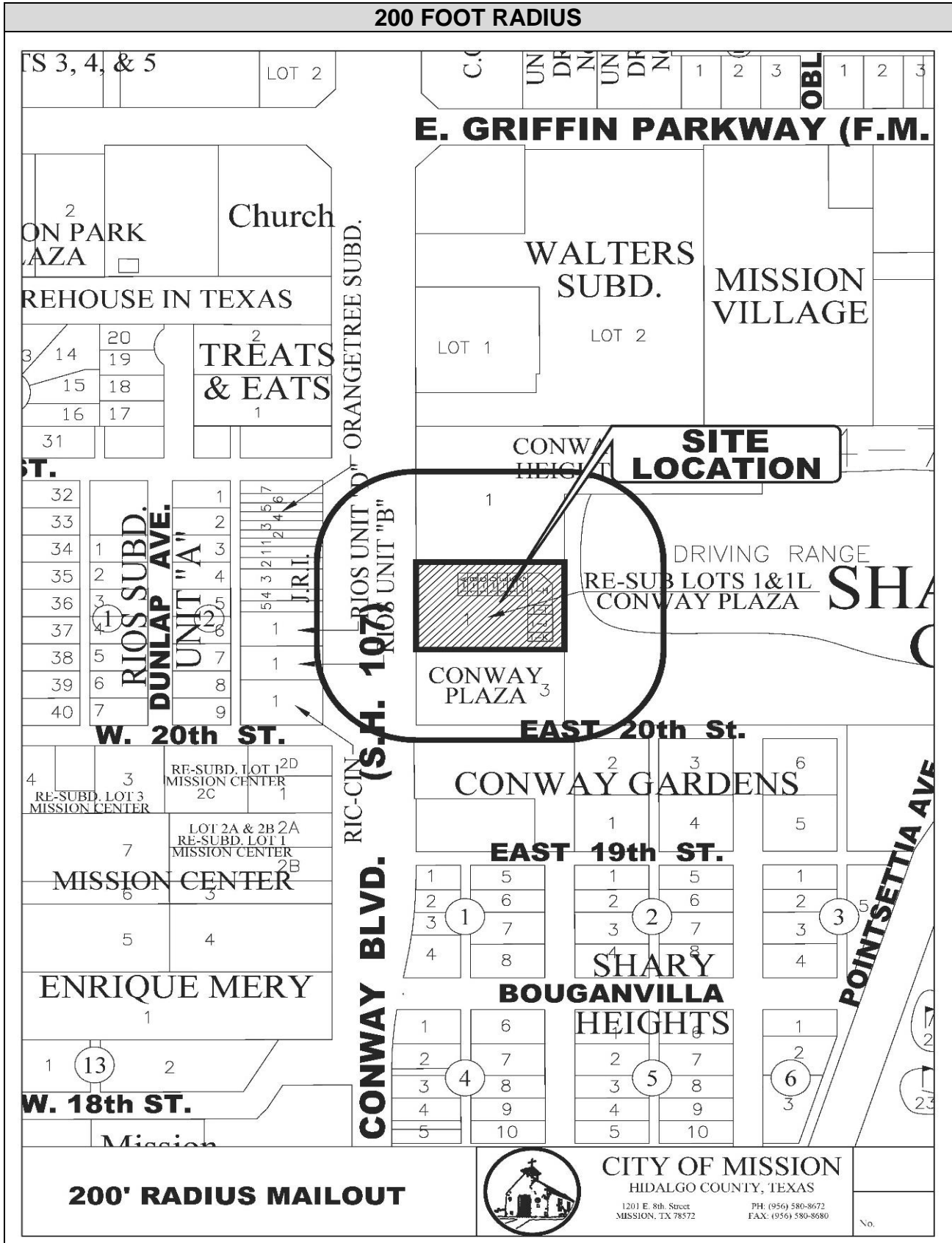




TABLES AND CHAIRS LAYOUT PLAN

SCALE: 1/8"=1'-0"

200 FOOT RADIUS



MAILOUT LIST

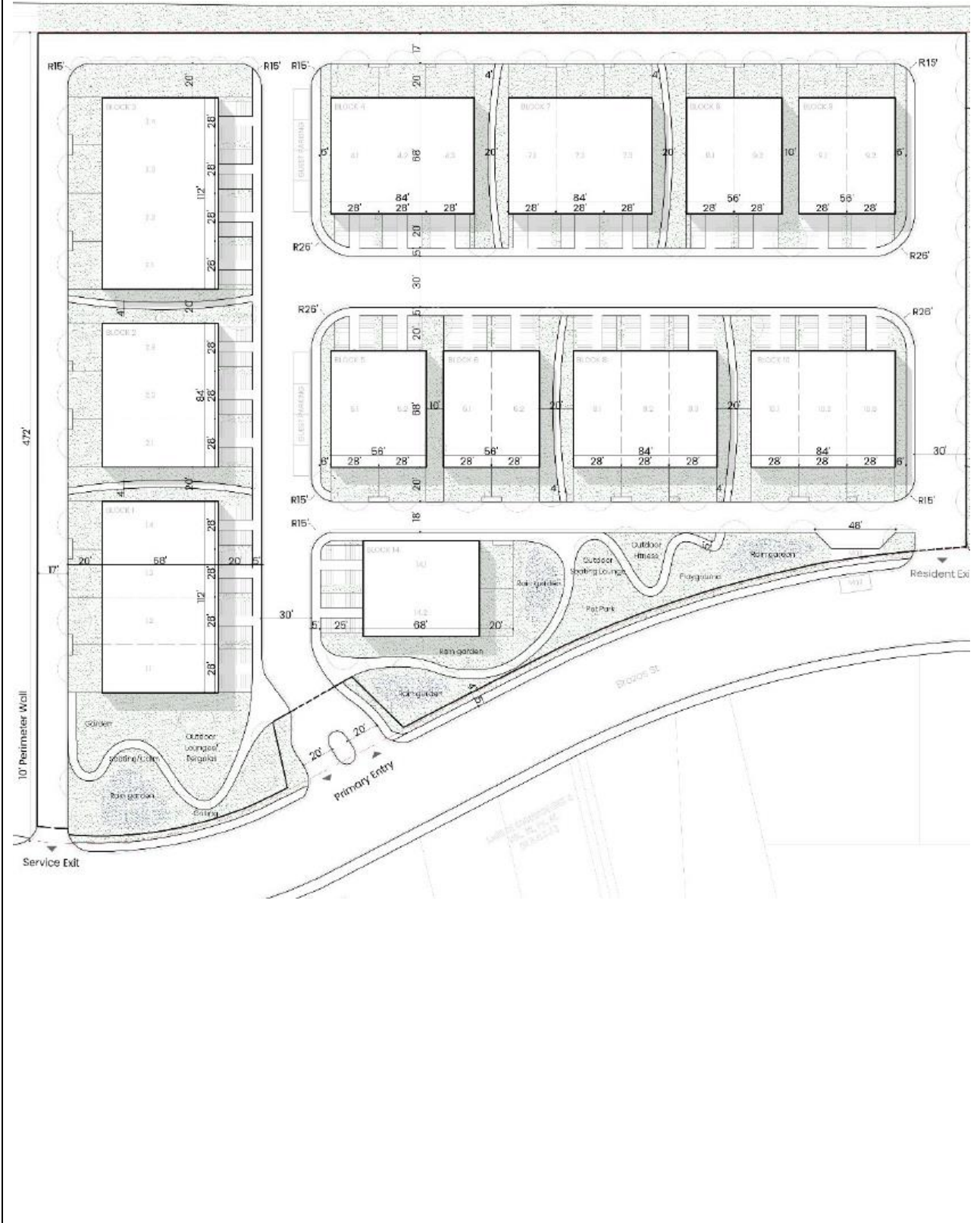
PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
316864	W0100-00-023-0007-02	LILA-TESS INVESTMENTS LTD	2321 ORANGE ST	MISSION	TX	78574-2425
153938	C7950-00-000-0002-00	ENRIQUEZ GUADALUPE Jr	2101 S 29 1/2 ST	MCALLEN	TX	78503-8027
533964	O5900-00-000-0001-00	DAVIS L MICHAEL	504 LAS BRISAS	MISSION	TX	78574-2367
533967	O5900-00-000-0003-00	DAVIS L MICHAEL	504 LAS BRISAS	MISSION	TX	78574-2367
533968	O5900-00-000-0004-00	DAVIS L MICHAEL	504 LAS BRISAS	MISSION	TX	78574-2367
533970	O5900-00-000-0005-00	2025 INVESTMENTS LLC	2025 N CONWAY AVE	MISSION	TX	78572-2965
559994	R3251-0D-000-0001-00	TOMELGLO LLC	1207 E 29TH ST	MISSION	TX	78574-3745
533966	O5900-00-000-0002-00	DAVIS L MICHAEL	504 LAS BRISAS	MISSION	TX	78574-2367
520493	R3250-0B-000-0001-00	GARCIA JULIO CESAR	25 CALLE ANACUA	BROWNSVILLE	TX	78520-7303
539586	R2435-00-000-0001-00	MISSION QUICK LUBE INC	2001 N CONWAY AVE	MISSION	TX	78572-2965
548154	C7980-00-000-0003-00	BANK OF SOUTH TEXAS	840 N CAGE BLVD	PHARR	TX	78577-3106
559991	J1837-00-000-0003-00	SALINAS RICARDO LEE	2011 N CONWAY AVE	MISSION	TX	78572-2965
559993	J1837-00-000-0005-00	CHAPA NOE & JAYNIE	1617 DEBBY LN	MISSION	TX	78572-7717
559990	J1837-00-000-0002-00	ZAMORA SANDRA	1812 ALEX DR	MISSION	TX	78572-8565
559992	J1837-00-000-0004-00	MACIAS-ZAMORA CYNTHIA	722 WINDSOR GLEN DR	MISSION	TX	78572
559989	J1837-00-000-0001-00	CEPEDA LIZZETH ALEXANDRA	4001 WARE DEL NORTE	MCALLEN	TX	78504
533621	W0100-00-024-0007-17	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
627049	C7980-00-000-001A-00	SCURLOCK LEASING LLC	902 BIG HORN DR	EDINBURG	TX	78542-0744
316922	W0100-00-024-0007-01	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
153943	C7960-00-000-0001-00	SANBRO INVESTMENTS LP	2200 N CONWAY AVE	MISSION	TX	78572-2968
1067324	C7960-00-000-0001-05	VIRGIL WILSON MORTUARY	2200 N CONWAY AVE	MISSION	TX	78572-2968

_____ AYES

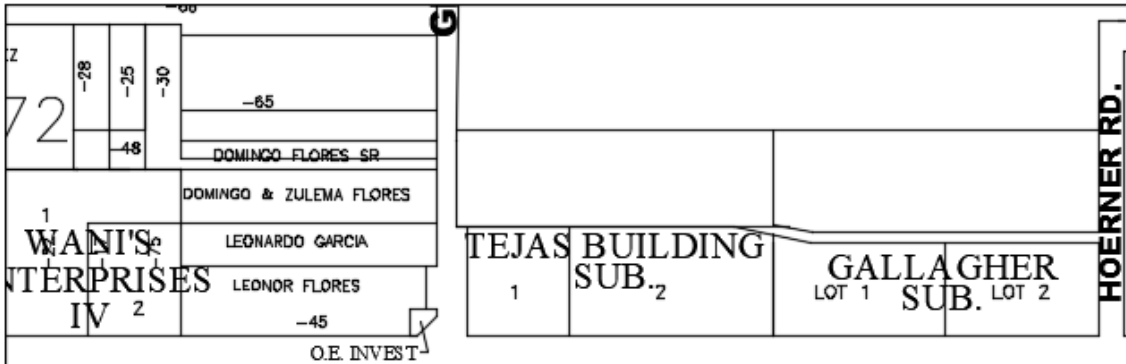
_____ NAYS

_____ DISSENTING _____

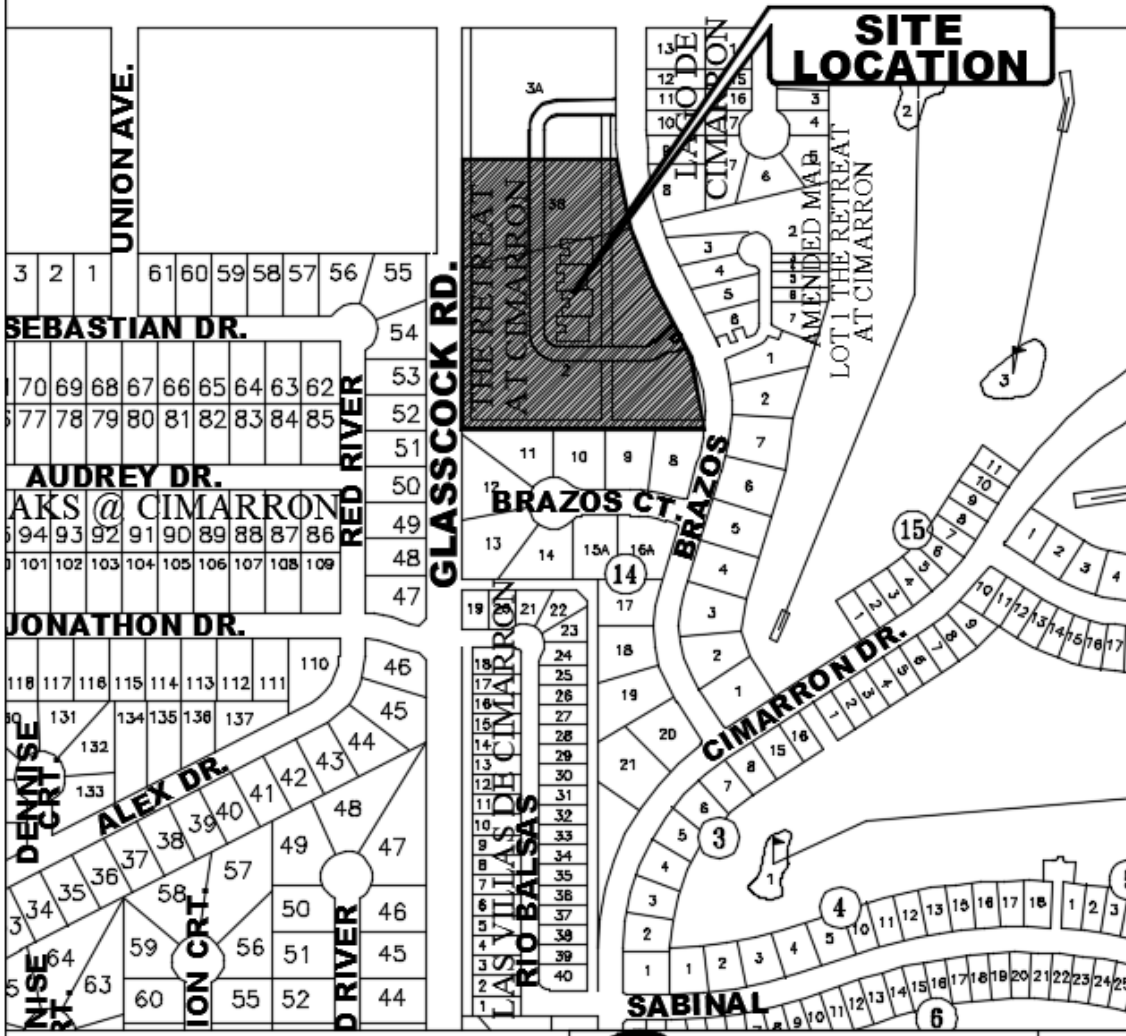
SITE PLAN



SITE LOCATION



U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

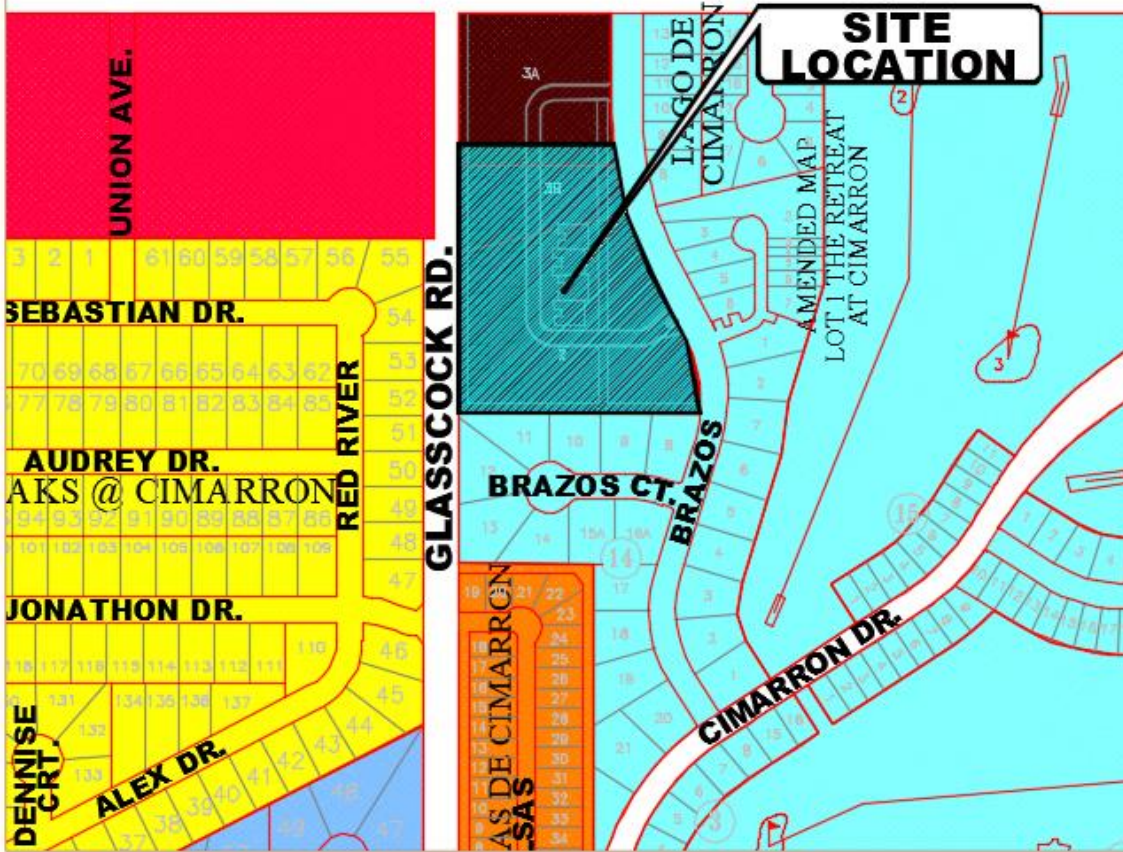
120 E. 6th Street
 MISSION, TX 78572
 P.O. (956) 580-6872
 FAX: (956) 580-6860

No.

ZONING MAP



U.S. EXPRESSWAY 83



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 MFCTD 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



RENDERINGS



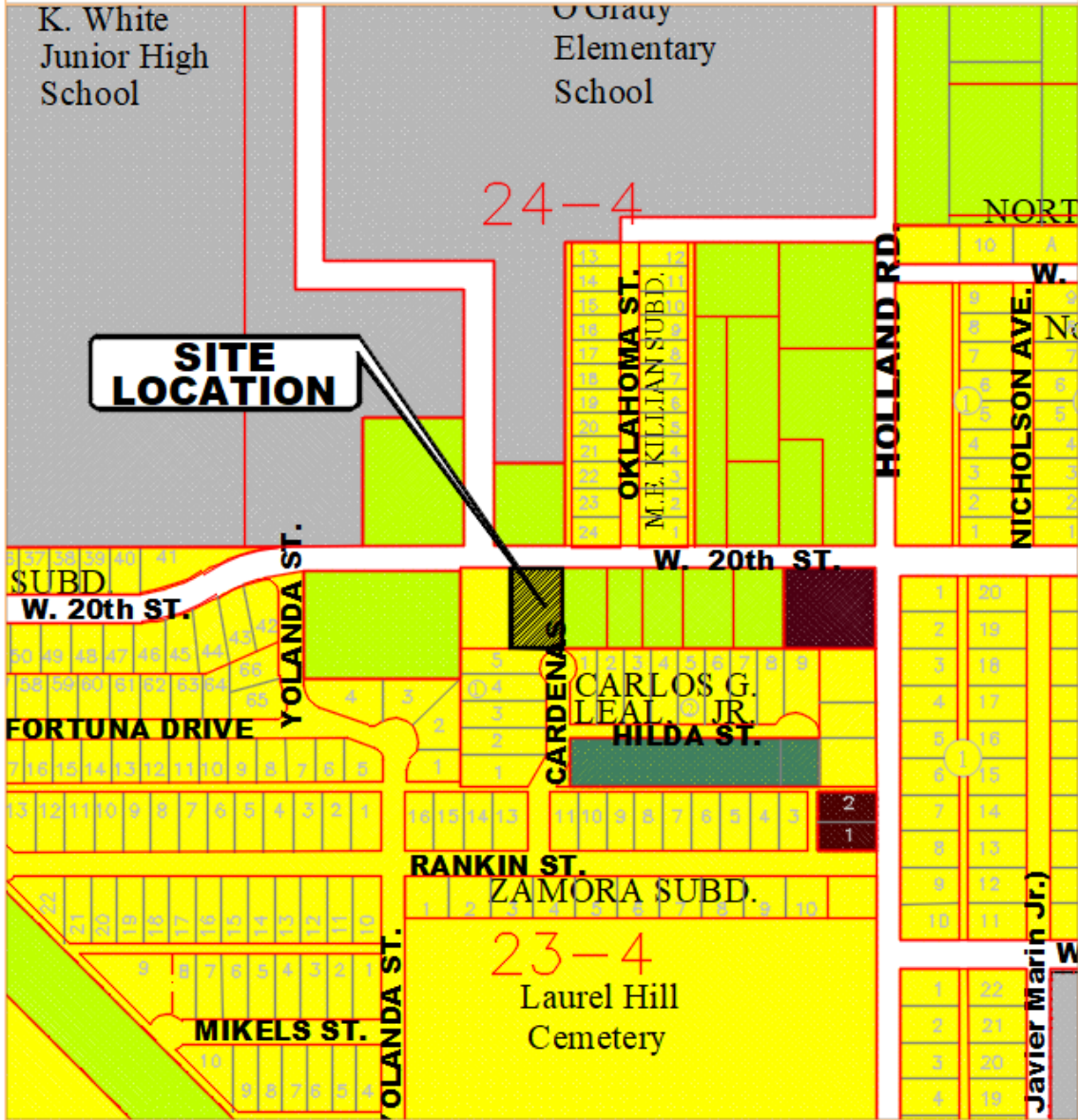
RENDERINGS



_____ NAYS

_____ DISSENTING _____

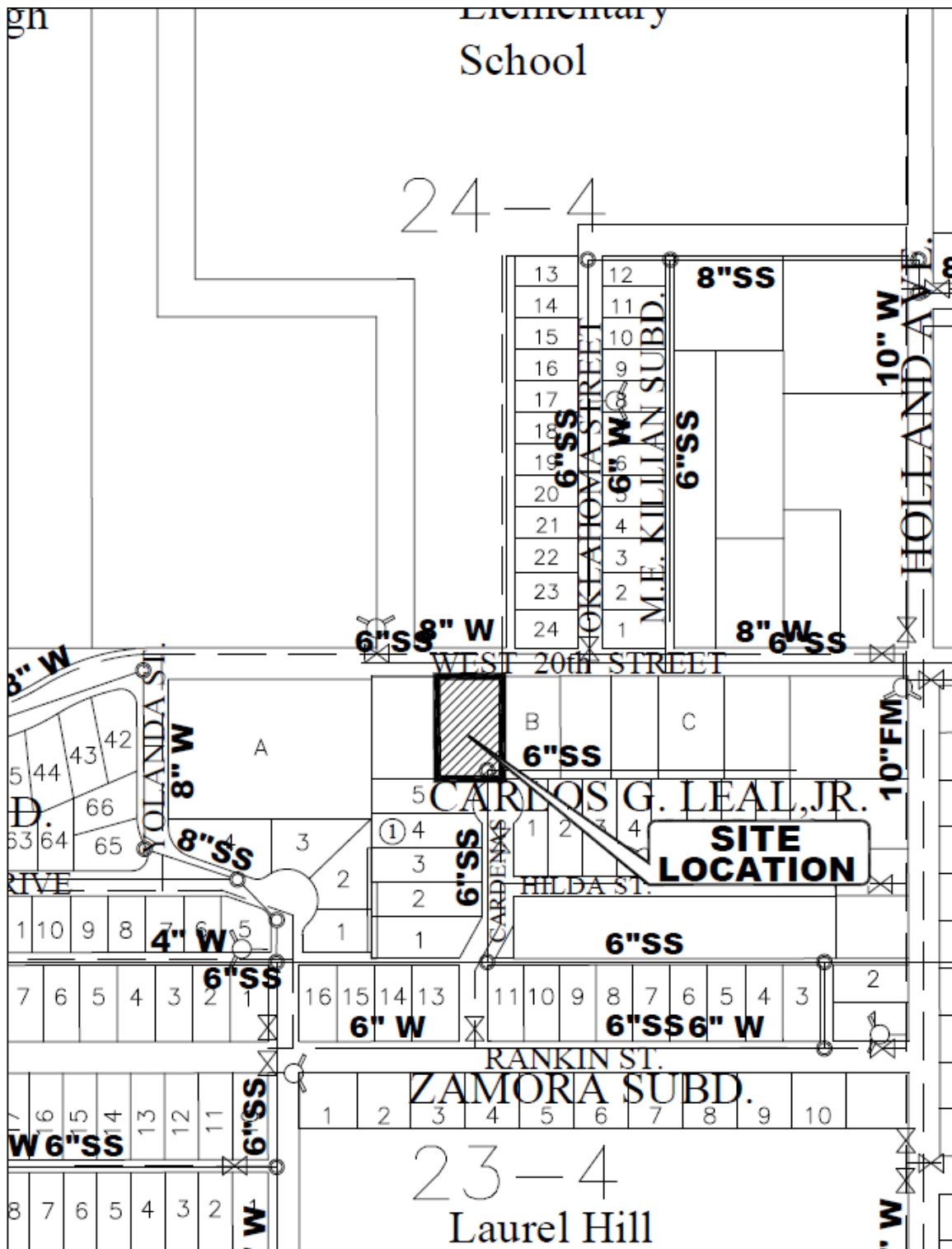
ZONING MAP



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 MFCTD 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

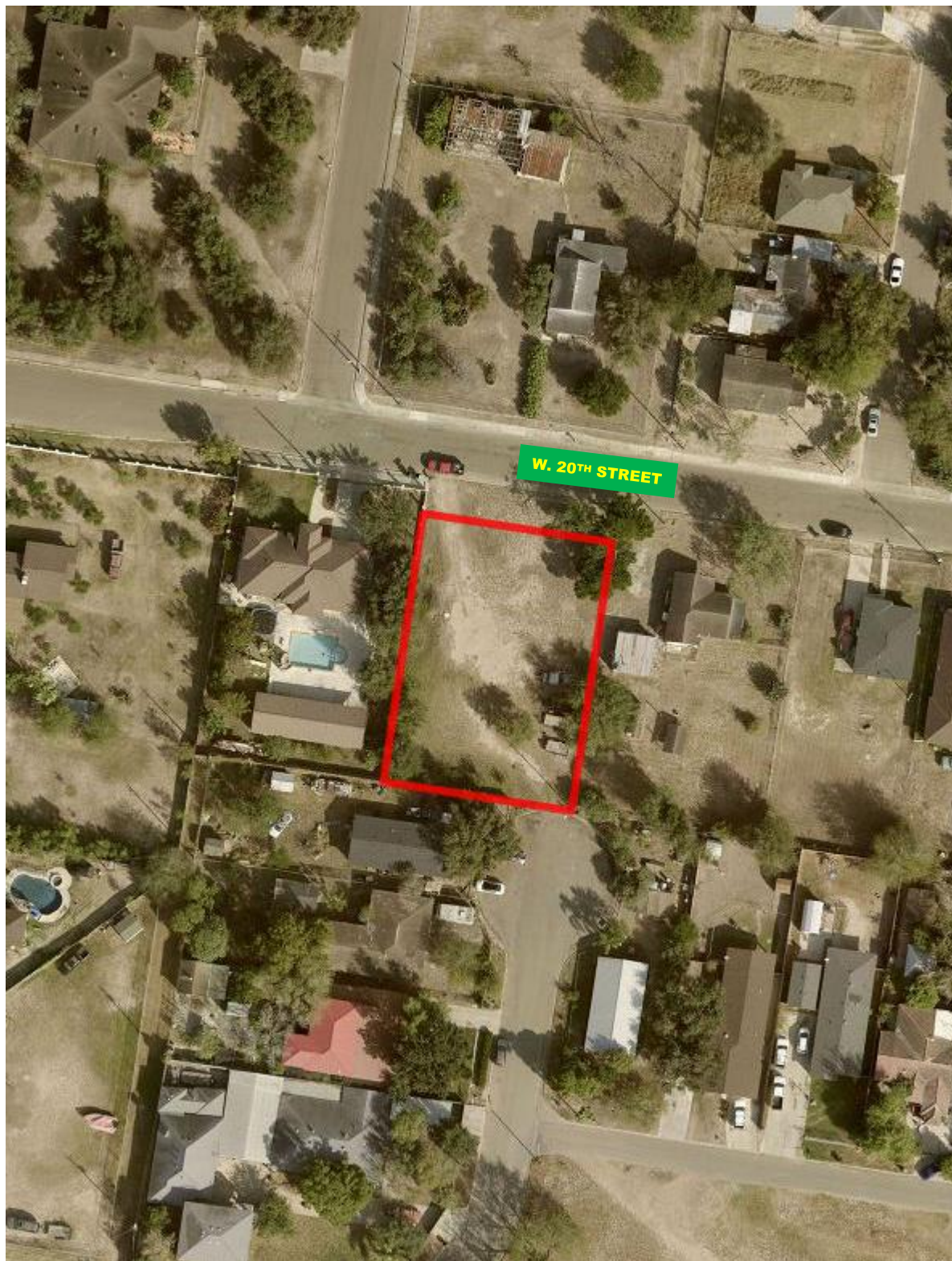
UTILITY MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL PHOTO





AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 17, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for Bellwood Manor Subdivision Phase I, a tract of land containing 26.79 acres of land, being part or portion of Lot 39, Lot 40, Lot 41, and a 70.00 strip of canal right-of-way between Lot 40 and Lot 41, Bellwoods Company's Subdivision "C", located on the East side of Trospers Road and approximately 1,970 linear feet North of W. Mile 2 Road, Developer: Dina Salinas, Engineer: S2 Engineering, PLLC., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 4, 2025 – Preliminary construction plans submitted to the City and first review by Staff.
- September 10, 2025 – Submittal of the subdivision application was received.
- September 11, 2025 – Final review of plans and receipt of requested documents.
- September 17, 2025 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- September 23, 2025 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The subdivision is located on the East side of Trospers Road and approximately 1,970 linear feet North of W. Mile 2 Road.
- This project is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of a master plan. Phase I will consist of 30 multi-family lots.
- The proposed lots are in line with the required lot sizes for R-2 zoning. The average lot size measures 82 feet by 130 feet with an area of 10,660 square feet
- The site is in a Zone "C" (no shading), defined as an area of minimal flooding, according to the FEMA Firm Community Panel No.480334 0400 C, map revised dated November 16, 1982. The development surface will be graded to direct storm water toward curb and gutters and intercepted by type "A" curb inlets that lead to a detention facility. This system will bleed into City of Mission systems. The Engineering Department has reviewed and approved the drainage report.
- Water service will be provided by connecting to an existing 8" water line located along the East side of N. Trospers Road and looped to an existing main line within the recorded Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex/fourplex. There is a total of 3 fire hydrants as per the Fire Marshall's directive.

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: <u>Dina Salinas</u> Address: <u>3608 Compton Dr.</u> City: <u>Mission 78573</u> Phone: _____ Subdivision Name: <u>Bellwood Manor Phase 1</u>	<p align="center">PLAT FEES</p> 5 ACRE PLAT OR LESS.....\$400 5+ ACRES.....\$500 Re-Plat Filing/Review\$300 Separate Subdivision variance/open cuts, etc. \$150 P&Z Date: _____ City Council Date: _____
---	---

Urban (City) <input checked="" type="checkbox"/> <u>R3</u> Zone:	Suburban ETJ _____ Water Dist. <u>City of Mission</u>	Rural ETJ _____ School Dist. <u>Mission CISD</u>
--	--	---

of Lots: Residential 30 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1762 L. F. of 8" Water Lines
____ L. F. of _____ Water Lines

Other: _____

Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____

SEWER

1408 L. F. of 8" Sewer Lines
____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks \$ _____

STREETS

1395.5 L. F. of 37' Wide Streets
____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

85 L. F. of 24" Storm Lines
275 L. F. of 36" Storm Lines
96 L. F. of 48" Storm Lines

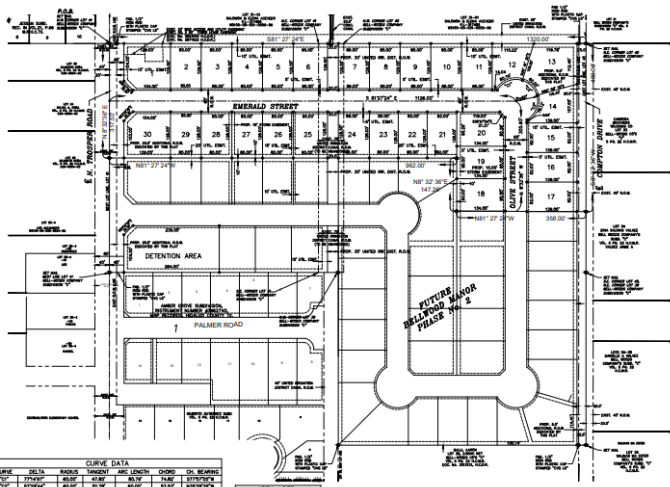
RECEIVED
9/10/25
cap

Revised 2023

PLAT

SUBDIVISION PLAT OF: **BELLWOOD MANOR PHASE No. 1**

A TRACT OF LAND CONTAINING 26.79 ACRES OF LAND, SITUATED IN HEDALGO COUNTY, TEXAS, BEING PART OF PORTION OF LOT 30, LOT 40, LOT 41, AND A 70.00 STRIP OF CANAL RIGHT-OF-WAY BETWEEN LOT 40 AND LOT 41, BELLWOOD COMPANY'S SUBDIVISION "C", HEDALGO COUNTY, TEXAS, MAP REFERENCE, VOLUME 5, PAGE 22, MAP RECORDS, HEDALGO COUNTY, TEXAS, SAID 7.24 ACRES BEING DEEDED TO DONA SAUNDERS-VALEDE, RECORDED IN DOCUMENT NUMBER 3396416, DEED RECORDS, HEDALGO COUNTY, TEXAS.



- GENERAL NOTES**
1. THE PLANNING COMMISSION FOR THIS PROJECT IS THE "CITY OF WESLON, TEXAS PLANNING AND ZONING COMMISSION". ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WESLON, TEXAS PLANNING AND ZONING COMMISSION'S PLANS.
 2. THE PLANNING AND ZONING COMMISSION SHALL REVIEW THE PROJECT BEFORE THE TOP OF CURB AS SHOWN AT THE CENTER OF THE LOT.
 3. MINIMUM READING ROOMS SHALL BE AS FOLLOWS:
 3.1. READING ROOMS SHALL BE LOCATED AT THE FRONT OF THE LOT.
 3.2. READING ROOMS SHALL BE LOCATED AT THE FRONT OF THE LOT.
 3.3. READING ROOMS SHALL BE LOCATED AT THE FRONT OF THE LOT.
 4. A 4' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL STREET FRONTS AT THE REAR OF THE LOT.
 5. A 4' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL STREET FRONTS AT THE REAR OF THE LOT.
 6. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OR OCCUPIED NORTH OF THE FRONT PROPERTY LINE OF THE LOT OR THE EAST SIDE OF THE LOT.
 7. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 8. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 9. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 10. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 11. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 12. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 13. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 14. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 15. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 16. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 17. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 18. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 19. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.
 20. THE FRONT OF THE LOT SHALL BE THE FRONT OF THE LOT.

CURVE DATA

CURVE	BEGIN	END	ANGLE	ARC LENGTH	CHORD	CHORD BEARING
1	100+00	100+00	90	0.00	0.00	0.00
2	100+00	100+00	90	0.00	0.00	0.00
3	100+00	100+00	90	0.00	0.00	0.00
4	100+00	100+00	90	0.00	0.00	0.00
5	100+00	100+00	90	0.00	0.00	0.00
6	100+00	100+00	90	0.00	0.00	0.00
7	100+00	100+00	90	0.00	0.00	0.00
8	100+00	100+00	90	0.00	0.00	0.00
9	100+00	100+00	90	0.00	0.00	0.00
10	100+00	100+00	90	0.00	0.00	0.00
11	100+00	100+00	90	0.00	0.00	0.00
12	100+00	100+00	90	0.00	0.00	0.00
13	100+00	100+00	90	0.00	0.00	0.00
14	100+00	100+00	90	0.00	0.00	0.00
15	100+00	100+00	90	0.00	0.00	0.00
16	100+00	100+00	90	0.00	0.00	0.00
17	100+00	100+00	90	0.00	0.00	0.00
18	100+00	100+00	90	0.00	0.00	0.00
19	100+00	100+00	90	0.00	0.00	0.00
20	100+00	100+00	90	0.00	0.00	0.00
21	100+00	100+00	90	0.00	0.00	0.00
22	100+00	100+00	90	0.00	0.00	0.00
23	100+00	100+00	90	0.00	0.00	0.00
24	100+00	100+00	90	0.00	0.00	0.00
25	100+00	100+00	90	0.00	0.00	0.00
26	100+00	100+00	90	0.00	0.00	0.00
27	100+00	100+00	90	0.00	0.00	0.00
28	100+00	100+00	90	0.00	0.00	0.00
29	100+00	100+00	90	0.00	0.00	0.00
30	100+00	100+00	90	0.00	0.00	0.00

STATE OF TEXAS
COUNTY OF HEDALGO

BEFORE ME, the undersigned authority, on this day personally appeared DONA SAUNDERS-VALEDE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public - State of Texas

THE PLAT IS HEREBY APPROVED BY UNTERBROCK DISTRICT NO. 1 IN THE CITY OF WESLON, TEXAS.

NO REPRESENTATIVE OF ANY OTHER DISTRICT OR JURISDICTION HAS BEEN CONTACTED AND APPROVED OF THIS PLAT. THE CITY OF WESLON, TEXAS, PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION IN THE CITY OF WESLON, TEXAS.

DATE: _____ ATTEST: _____
PRESIDENT SECRETARY

HEDALGO COUNTY DRAINAGE DISTRICT NO. 1
PLANNING AND ZONING COMMISSION
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HEDALGO

BEFORE ME, the undersigned authority, on this day personally appeared DONA SAUNDERS-VALEDE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public - State of Texas

STATE OF TEXAS
COUNTY OF HEDALGO

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Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public - State of Texas

STATE OF TEXAS
COUNTY OF HEDALGO

BEFORE ME, the undersigned authority, on this day personally appeared DONA SAUNDERS-VALEDE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public - State of Texas

DATE OF PREPARATION: 08-08-2024

SHEET NO. 3 OF 13 SHEETS

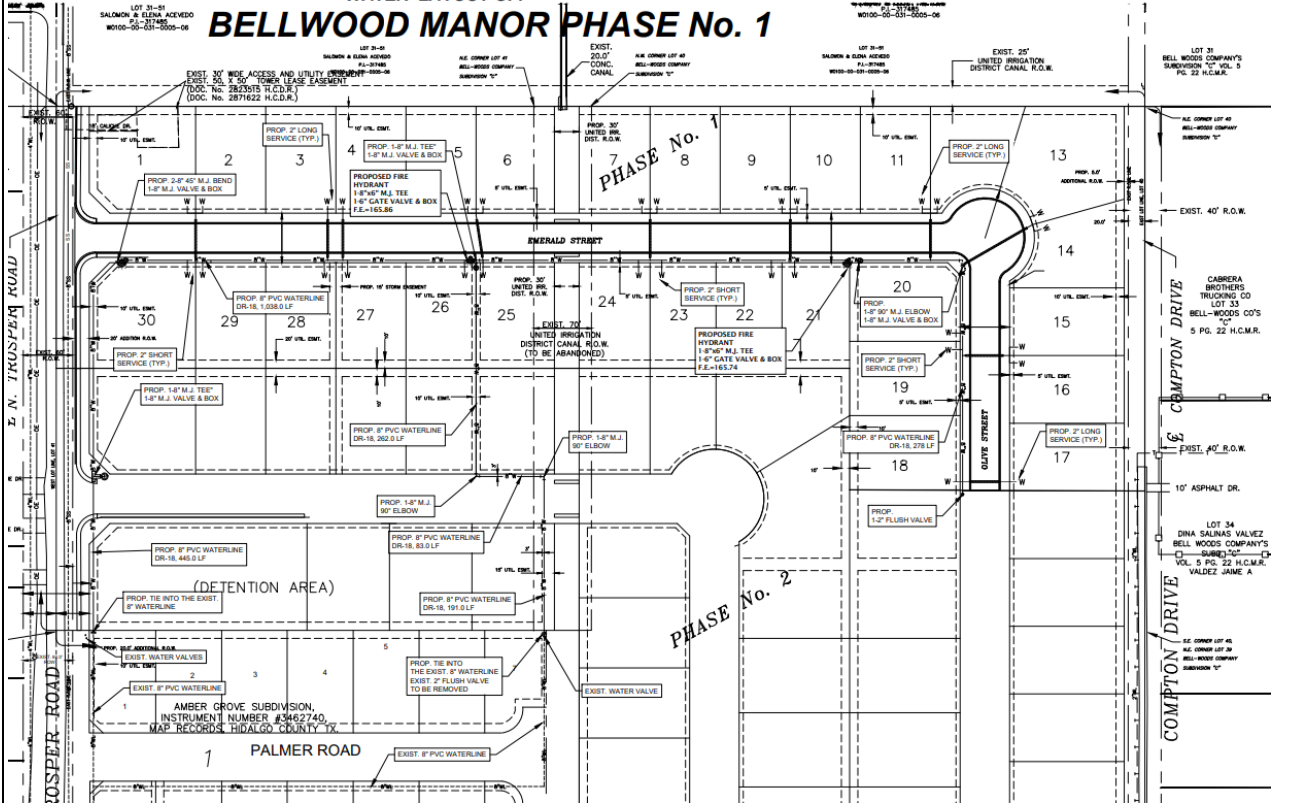
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
10000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75244
972-453-9787
S2ENGINEERING.COM

AERIAL PHOTO

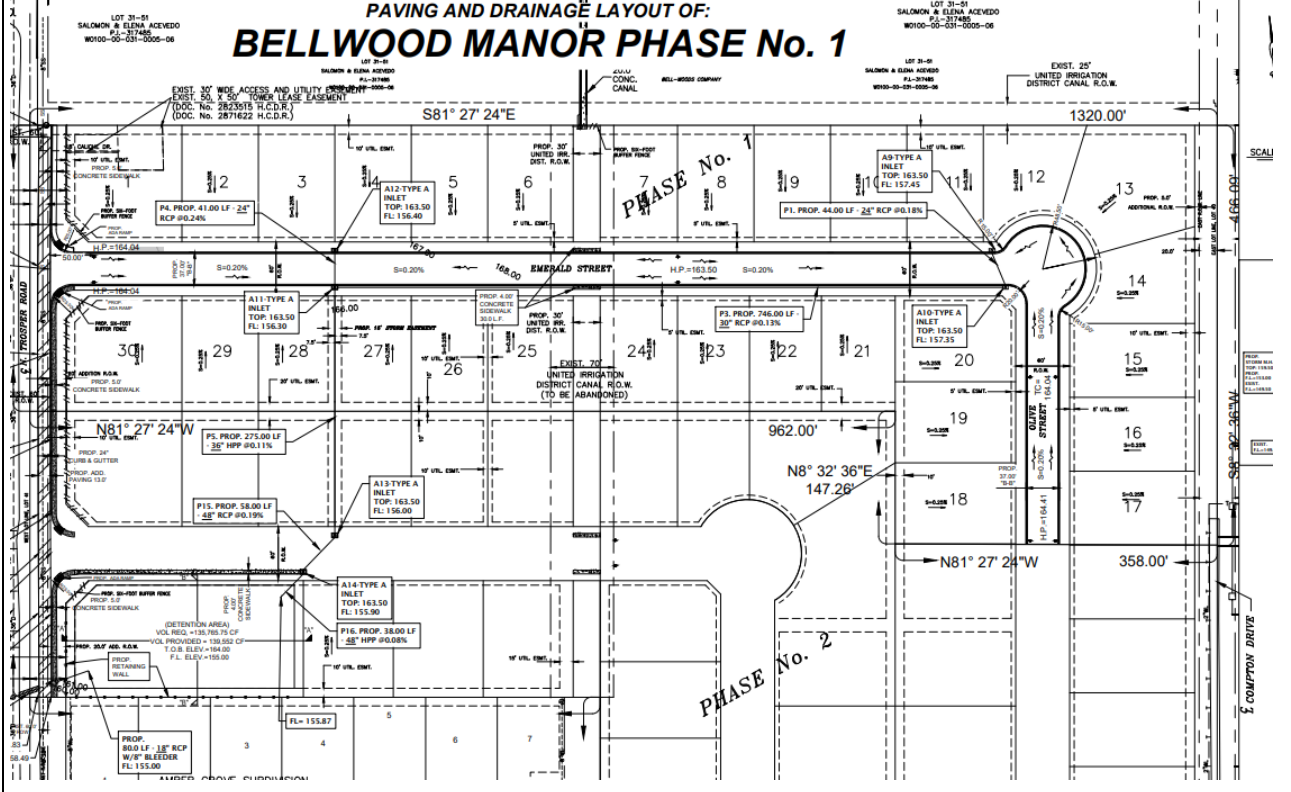


UTILITY LAYOUTS

WATER LAYOUT OF: BELLWOOD MANOR PHASE No. 1



PAVING AND DRAINAGE LAYOUT OF: BELLWOOD MANOR PHASE No. 1



STORM WATER DRAINAGE STATEMENT

DRAINAGE STATEMENT

Bellwood Manor Subdivision

Mission, Texas



Bellwood Manor Subdivision is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of the master plan. Phase I will consist 30 multi-family lot. This subdivision is within the City of Mission, Tx. Located on the east side of Trospers Rd. and approximately 1,970 ft north of W Mile 2 Rd. This tract of land containing 26.79 acres of land, situated in Hidalgo County, Texas, being part or portion of lot 39, lot 40, lot 41 and a 70.00 strip of canal right-of-way between lot 40 and lot 41, Bell-Woods Company's subdivision "C", Hidalgo County, Texas, map s subdivision "C", Hidalgo County, Texas, map reference: Volume 5, page 22, map records, Hidalgo County, Texas.

The proposed subdivision is in Zone "C" (No shading) according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28); hydrologic group B. Brennan fine sandy loam (4); hydrologic group B. Hidalgo fine sandy loam (25); hydrologic group B. Cuevitas-Randado complex (51); hydrologic group D.

The existing runoff sheet flows overland towards Trospers Rd and runs south to an inlet. Said inlet is located on the West side of Trospers Rd. approximately 500ft south of proposed subdivision. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 23.00 cfs of runoff. The proposed runoff after development is 121.57 cfs for a 50-year storm event. The proposed project will have an approximate increase of 98.57 cfs of storm runoff for a 50-year storm event.


In accordance with Hidalgo County drainage requirements, 135,765.75cubic feet (5,028.36 cubic yard) of runoff will need to be detained for a 50-year storm event. Runoff will be detained by proposed detention pond which will be maintained by Bellwood Manor HOA. Total detention volume will be excavated during phase I. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention facility. This system will bleed out into City of Mission system at the existing 10-year storm event runoff to ensure no increase of runoff.

STORM WATER DRAINAGE STATEMENT



7-7-25

Jose N. Saldivar, P.E.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Lozano</u>	<u>8/01/2025</u>
H.C.D.D. NO. 1	DATE