

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a rezoning request from Agricultural

Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare

Movelt McAllen, LLC c/o AVAD Capital LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2025 Application for rezoning submitted for processing.
- April 4, 2025 In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200' of the subject tract and notice of hearings was published in the Progress Times.
- <u>April 16, 2025</u> Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- April 28, 2025 Public hearing and consideration of the rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to General Business District ("C-3") to allow for an expansion of the existing "Move It Storage" units to the properties the company owns to the West). For the expansion a portion of the property is already zoned "C-3" but the remaining 93 feet in the western edge of their property is not properly zoned.
- The site is located along the North side of West Griffin Parkway approximately 1,062 feet east of Holland Avenue and approximately 1,370 feet west of Conway Avenue.
- The subject property for rezoning measures 621 feet by 93 feet for a total area of 57,753 square feet.
- The surrounding zones consist of: Single Family Residential District ("R-1") to the North and General Business District ("C-3") to the East, South and West.
- Existing Land Uses are: Single family residential to the North, The Mission Executive Center and Move It Storage to the East, Vacant to the West, El Pato restaurant and Vacant to the South. The subject property is vacant.
- The Future Land Use Map shows the subject property as General Commercial since it has frontage to W. Griffin Parkway. The requested rezoning is in line with the future land use map.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:	APPROVED: DISAPPROVED: TABLED:	
AYES		
NAYS		
DISSENTING		

Legal Notice Map COVERED WAGON 98 99 23 24 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 100 FAIRVIEW SUBDIVISION 25 121 122 21 FAIRVIEW DRIVE 123 48 200' H.C.I.D. No. 1 EDINBURG MAIN CANA NEW **NEWPORT SQUARE** 13 14 15 16 1 2 3 4 5 6 7 8 9 10 11 12 13/14 THE OAKS @ HOLLAND SUB 15 No. 2 15 11 ACE / W. STACIE LN. 9 8 16 10 29 28 27 26 25 24 23 22 21 20 19 18 25 - 6131 6 SOLIS SUBD. 5 2 3 4 DEPOT 2 3 4 5 6 7 8 9 10 0 TROSPER GARDENS **24 TH PLACE** STORAGE 12 13 22 21 20 19 18 17 16 15 SHOPS AT 495 SITE RANELL LOTS 3, 4 LOCATION 2 495 W. GRIFFIN PARKWAY (F.M. 495) 5) RE-SUB MISSION PARK PLAZA 1-F 1-E 1-D EL PATO SUB. MISSION PAR PLAZA BEST LITTLE WAREHOU 4 TREBOE SUBD 13 24 - 515 1 5 10 NORTHSIDE SUBDIVISION 8 16 1 9 21 31 11 C В C D Α В 10 22nd W. ST. A NE 32 12 22 2 9 10 9 10 9 9 No.11 No 2 8 3 P 13 23 33 8 8 8 7 6 5 NGS 7 14 24 34 7 12 7 7 12 4 7 6 5 2 14 2 6 5 15 25 35 6 13 3 1)5 36 3 26 5 14 5 6 16 CITY OF MISSION HIDALGO COUNTY, TEXAS PH: (956) 580-8672 FAX: (956) 580-8680 1201 E. 8th. Street MISSION, TX 78572

Zoning Map C.I.D. No. 1 EDINBURG MAIN CANA AVE. NEWE **NEWPORT SQUARE** THE OAKS @ HOLLAND SUB. EACE W. STACIE LN. 0 SOLIS SUBD. W. 25 TH ST. HOLLAND RD HOLLAND TERRACE TROSPER GARDENS SHOPS AT 495 NO. 2 CEPEDA LOTS 3, 4, W. GRIFFIN PARKWAY (F.M. 495) 5) MISSION PAR PLAZA BEST LITTLE WAREHOU EL TREBOL SUBD. 24-5 NORTHSIDE SUBDIVISION \approx m 22nd ST. W. 22nd ST. ZONING LEGEND R-3 MULTI-FAMILY RESIDENTIAL MOBILE & MODULAR HOME A0-I AGRICULTURAL OPEN INTERIM C-4 AO-P AGRICULTURAL OPEN PERMANENT C-5 ADAPTIVE COMMERCIAL R-1A LARGE LOT SINGLE FAMILY HIGH DENSITY MFCTD HOUSING I-1 LIGHT INDUSTRIAL SCALE: HEAVY INDUSTRIAL I-2 HEAVY INDUSTRIAL PUD PLANNED UNIT DEVELOPMENT R-1T TOWNHOUSE RESIDENTIAL C-1 OFFICE BUILDING NEIGHBORHOOD COMMERCIAL R-1 SINGLE FAMILY RESIDENTIAL C-2 C-3 R-2 DUPLEX-FOURPLEX RESIDENTIAL GENERAL BUSINESS PUBLIC

Aerial Photo



Future Land Use Map

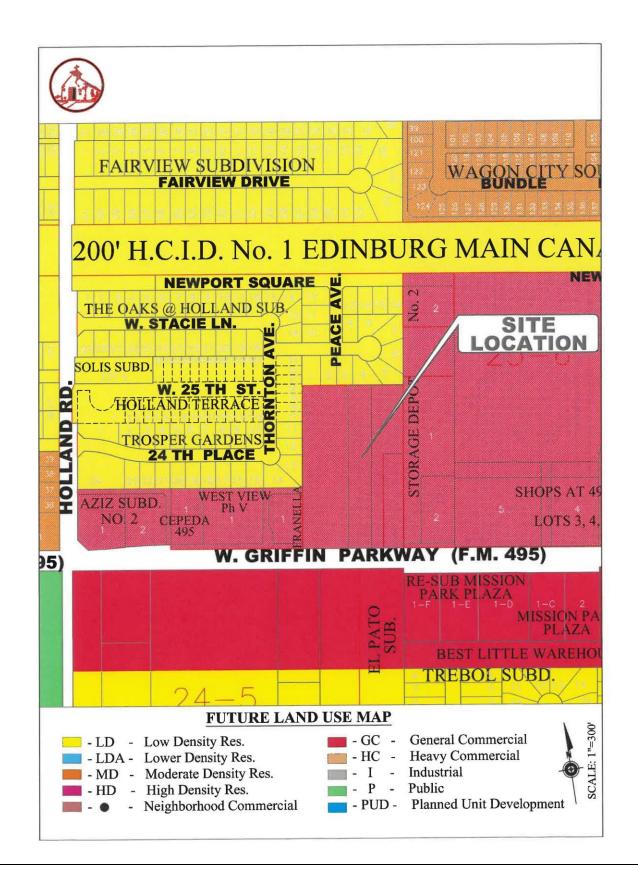
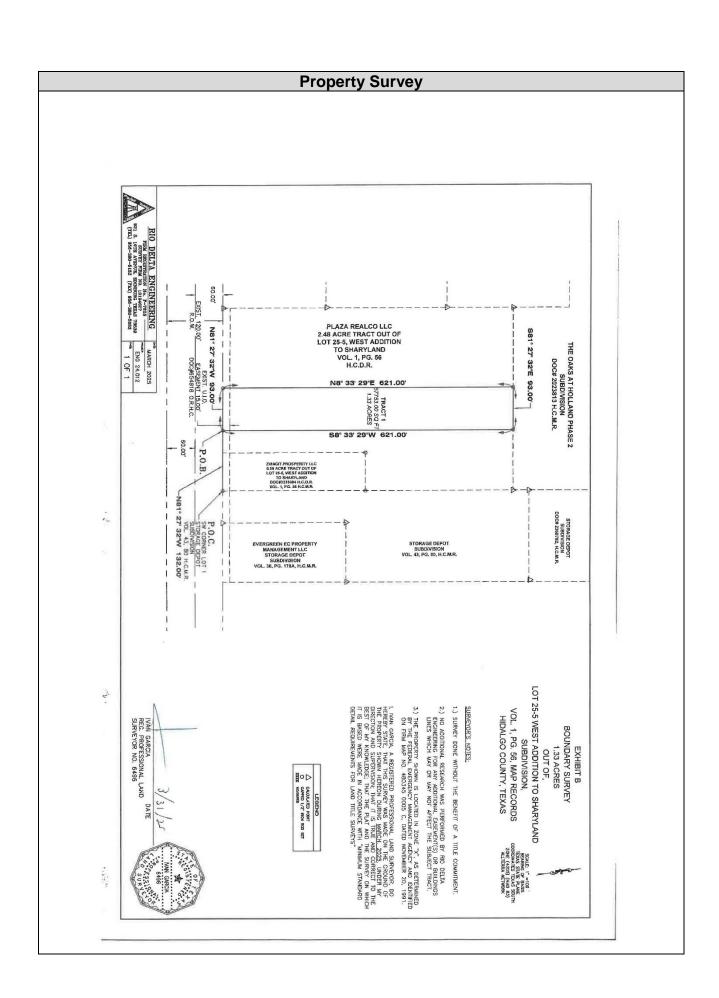


Photo of Property





Mailout List

316985 ZVINGIT PROSPERITY LLC	20816060 DG MISSION WF LLC	316902 J.S KAWAMOTO LLC	790613 GONZALEZ JUAN	790612 SALINAS MARIA DE JESUS	790611 RODRIGUEZ JUAN L ZAMORA & CLEMENTE DIAZ MARQUEZ	790610 RAMOS ALBERTO	790609 GALAVIZ BALDEMAR JR & YAHAIRA M HERNANDEZ	790608 GARZA NATHAN D & NICOLE P RESENDEZ	790607 VASQUEZ HILDA ALEIDA	790606 RODRIGUEZ DANIEL	790605 GONZALEZ RENE & NORMA A TOVAR	790604 SOLIS PRISCILLA	1242748 SECURCARE MOVE IT MCALLEN LLC	693045 GARZA ADAN JR & CLARIBEL GARZA	620581 SECURCARE MOVE IT MCALLEN LLC	691014 EL PATO PROPERTIES LP	316901 ELIZONDO JESUS ELOY & THELMA	693048 MENDOZA JOSUE ADAM & ROSA MARIA	693047 LOPEZ LUIS LAURO & MARIA INEZ	316980 JJAB FAMILY LIMITED PARTNERSHIP	693046 REYNA MARIA A	316984 PLAZA REALCO LLC	620582 EVERGREEN EC PROPERTY MANAGEMENT LLC	815012 PRINCESS MILI INVESTMENTS LLC	PROP_ID file_as_na
4315 LABURNAM RD	2611 HARRISON ST STE 900	2602 N BRYAN RD	416 GARDENIA ST	PO BOX 1611	604 ROSE MARIE AVE	602 ROSE MARIE AVE	601 ROSE MARIE ST	603 ROSE MARIE ST	605 ROSE MARIE ST	607 ROSE MARIE ST	609 ROSE MARIE ST	611 ROSE MARIE ST	PO BOX 320099	2314 THORNTON	PO BOX 320099	1300 E TAMARACK AVE	503 W GRIFFIN PKWY	615 W 24TH PL	3200 TRUMAN ST	PO BOX 279	2312 THORNTON ST	101 E CHEROKEE ST	1200 W VETERANS BLVD	3913 S J ST	addrDeliveryLine
RICHMOND	WICHITA FALLS	MISSION	SULLIVAN CITY	LOS JOYA	MISSION	MISSION	MISSION	MISSION	MISSION	MISSION	MISSION	MISSION	ALEXANDRIA	MISSION	ALEXANDRIA	MCALLEN	MISSION	MISSION	MISSION	MISSION	MISSION	JACKSONVILLE	PALMVIEW	MCALLEN	addrCity
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(AGR	ICUL'	TUR	AL (PEN :	INTER	IM) TO	C-3 (GI	ENERA	AL BUS	INESS))		

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 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 28, 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 A 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision	From AO-I	To C-3
READ, CONSIDERED AND PASSED, this the 2	8 th day of April, 202	5.
ATTEST:	Norie Gon	zalez Garza, Mayor
Anna Carrillo, City Secretary		