



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 Large Lot Single-family Residential District (“R-1A”) for a tract of land containing 9.99 acres of land, being a part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along the West side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 26, 2024 – First Application for rezoning was submitted to the City
- December 6, 2024 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- December 6, 2024 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- December 18, 2024 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- January 10, 2025 – an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the January 13, 2025 City Council Meeting.
- January 30, 2025 an email was received from Mr. Javier Hinojosa, P.E. to continue with the rezoning process.
- January 31, 2025 Second application for rezoning was submitted to the City.
- February 7, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 7, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- February 19, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z)
- February 19, 2025 an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the February 19, 2025 P&Z Meeting. Mr. Hinojosa requested to be seen on the following meeting and proceed with a PUD.
- February 21, 2025 in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 21, 2025 in accordance with State and local law, notice of required public hearings mailed out to all property owners within 200’ of subject tract.
- March 5, 2025 the meeting was canceled due to unforeseen circumstances. The applicant was advised that the rezoning was going to be considered on March 19, 2025.

- March 19, 2025 – No action was taken. The board will consider an ordinance to amend the lot sizes.
- 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.
- April 16, 2025 – 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:

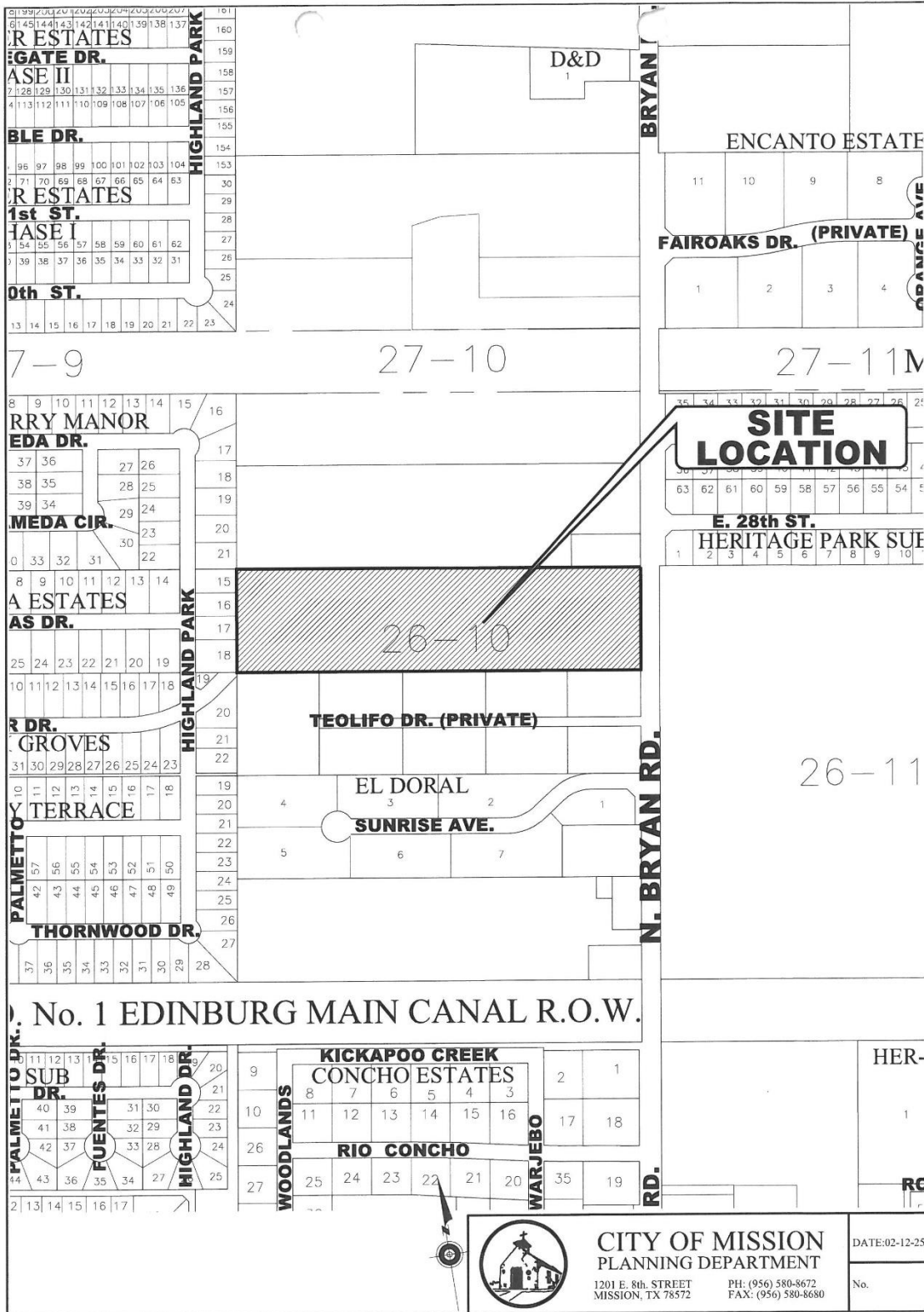
- The applicant is requesting to rezone the subject property from Agricultural Open Interim, (“AO-I”) to Large Lot Single-family Residential District (“R-1A”) to allow for a new single-family development named ShiZue Gardens at James subdivision to be built on the property (**ATTACHMENT I**).
- The site is located approximately 1280’ North of E. Griffin Parkway along the West side of N. Bryan Road.
- The surrounding zones consist of: Large Lot Single Family District (“R-1A”) to the North and West and Agricultural Open Interim District (“AO-I”) to the East and South (**ATTACHMENT II**).
- Existing Land Uses are: Single family residential to the North, South and West, Vacant to the East, and the site is Vacant (**ATTACHMENT III**).
- The developer is proposing a 35-lot subdivision with an onsite drainage detention area at the entrance from Bryan Road. The proposed Las Brisas Drive, a public street, will connect to East Solar Drive in the Highland Park subdivision.
- The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development (**ATTACHMENT IV**).

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

Attachment I – Legal Notice Map



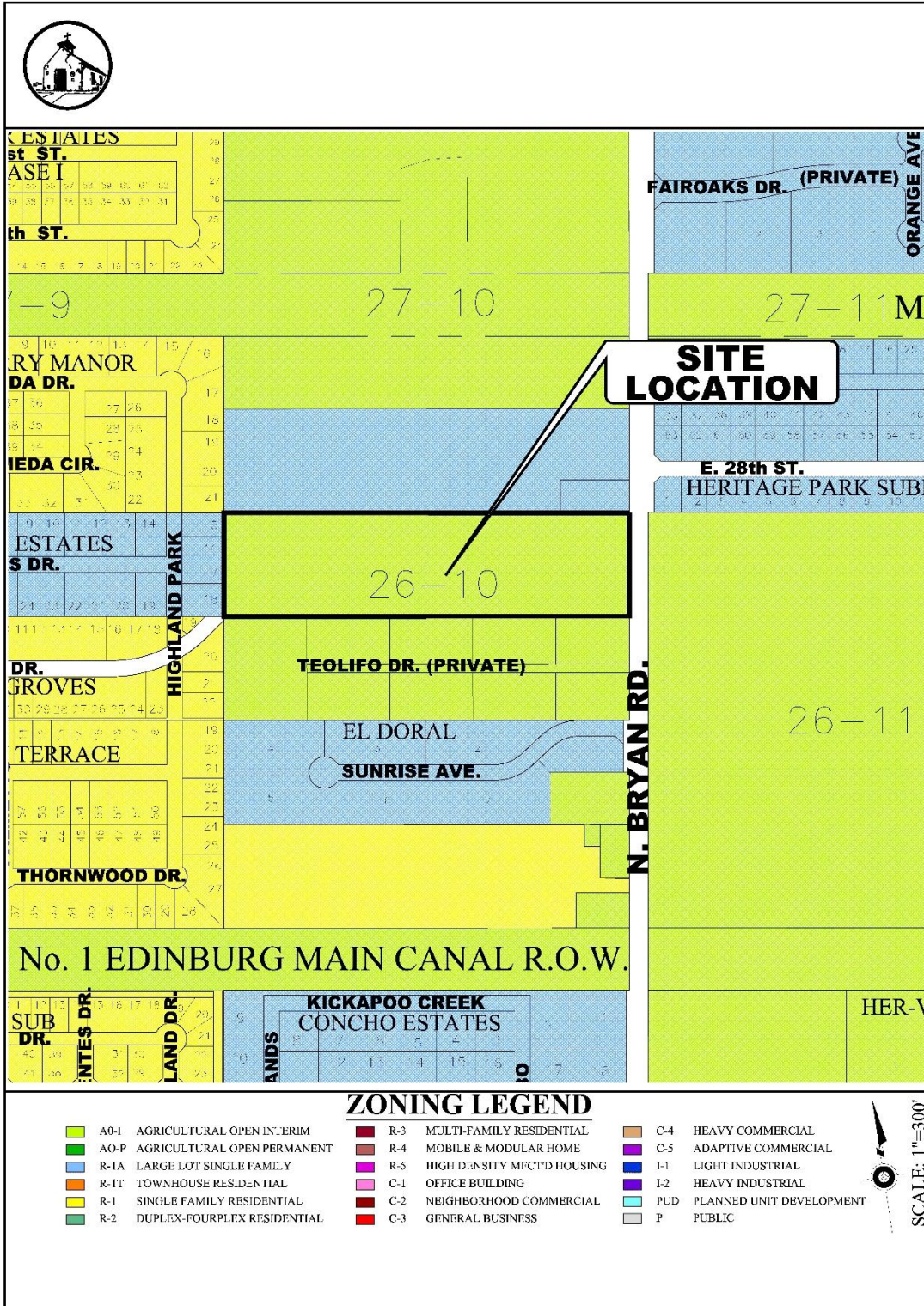
CITY OF MISSION
 PLANNING DEPARTMENT
 1201 E. 8th. STREET
 MISSION, TX 78572

DATE:02-12-25

No.

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

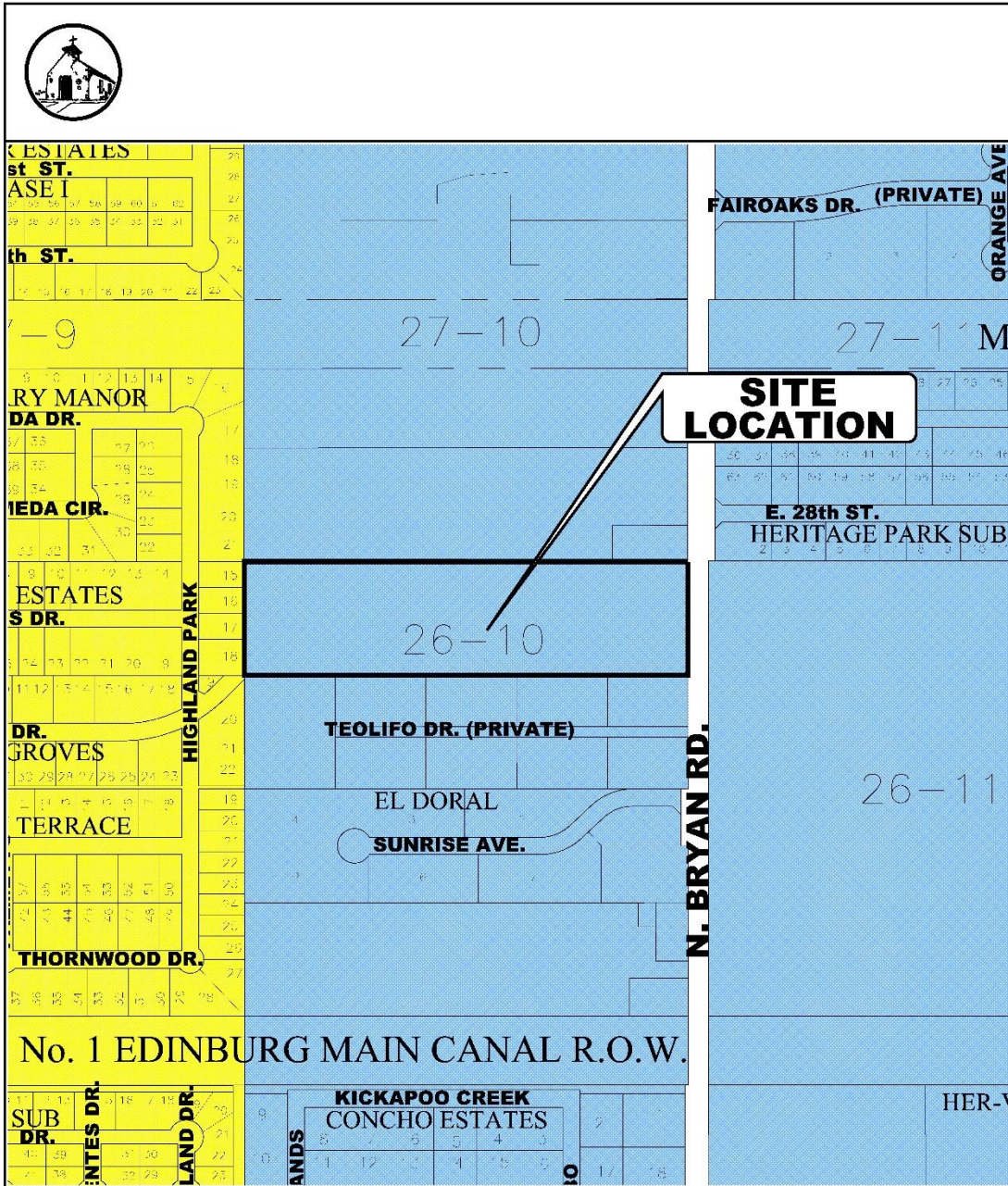
Attachment II – Zoning Map



Attachment III – Aerial Photo



Attachment IV – 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 |



Photo of the Property



Mailout List

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
548258	SAENZ BRIAN A	2801 HIGHLAND PARK AVE	MISSION	TX	78574
646881	BARRAZA JOSE I & MARIA I CANTU	1006 LAS BRISAS DR	MISSION	TX	78574-0499
646876	DAVILA SERGIO & OLIVIA	1007 LAS BRISAS	MISSION	TX	78574
548257	BELTRAN ABEL & ELIDA	2800 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548255	RAMIREZ MARGARITA	2804 HIGHLAND PARK AVE	MISSION	TX	78574-1875
646877	LUNA JOE	2706 HIGHLAND PARK AVE	MISSION	TX	78574-1700
646879	ALVAREZ DEBRA L	2702 HIGHLAND PARK AVE	MISSION	TX	78574-1700
548256	GASCON LYNN	2802 HIGHLAND PARK AVE	MISSION	TX	78574-1875
646878	VILLARREAL LAURA & EDUARDO VELA	2704 HIGHLAND PARK AVE	MISSION	TX	78574-1700
686816	COLLAZO HECTOR	1007 E SOLAR DR	MISSION	TX	78574-0485
686818	LOPEZ AZAEL A & LIZEHT D	2610 HIGHLAND PARK AVE	MISSION	TX	78574-1733
686819	GARCIA BENITO & ESMERALDA	2608 HIGHLAND PARK AVE	MISSION	TX	78574-1733
686817	TORRES ARTHUR V	3606 S K LN	MCALLEN	TX	78503-5710
646880	FLORES ROSBEL & MAGALY	2700 HIGHLAND PARK AVE	MISSION	TX	78574-1700
709035	RAMIREZ VICTOR A	1200 E 28TH ST	MISSION	TX	78574-2828
710408	PEREZ GRISELDA M & TOMAS PEREZ GARCIA JR	1201 E 28TH ST	MISSION	TX	78574-2739
317073	GUZMAN MARGARITO & MELVA	1113 TEOFILO DR	MISSION	TX	78574-3594
317078	PUENTE BARBARA WANDA G	4712 W IVY AVE	MCALLEN	TX	78501-3770
516707	GUZMAN HORTENCIA	1119 TEOFILO DR	MISSION	TX	78574-3594
317074	ALI ANIBAL & LETICIA	2613 N BRYAN RD	MISSION	TX	78574-2516
317069	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
317071	SALDANA ALFREDO & CONCUELO G	1124 TEOFILO DR	MISSION	TX	78574-3594
317081	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
317079	GUZMAN VICTORIA	1118 TEOFILO DR	MISSION	TX	78574-3594
317134	PENA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLONY	TX	75056-7325
317076	RUIZ MARIO A TREVINO	1402 E 28TH ST	MISSION	TX	78574-2105
1351821	GUZMAN ANGEL ANTONIO	1107 TEOFILO DR	MISSION	TX	78574-3594
317072	R & B GENERAL CONSTRUCTION CO INC	805 N WARE RD	MCALLEN	TX	78501-6614
317077	GUZMAN JUAN	1107 TEOFILO DR	MISSION	TX	78574-3594

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 9.99 ACRES OF LAND, BEING PART OR PORTION OF LOT 26-10, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY ALONG THE WEST SIDE OF N. BRYAN ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL)

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	From	To
A tract of land containing 9.99 acres of land, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along approximately 2,260' North of E. Griffin Parkway along the West side of N. Bryan Road	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary