

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from

Townhouse Residential District ("R-1T") to General Business District ("C-3") being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC

Enterprises, (c/o Leonel Cantu) - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 17, 2025 Application for rezoning submitted for processing.
- April 23, 2025 In accordance with State and local law, notice of the required public hearings
 was mailed to all the property owners within 200 feet of the subject tract and notice of hearings
 was published in the Progress Times.
- May 7, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission
- May 12, 2025 Public hearing and consideration of the requested rezoning ordinance by the City Council

Summary:

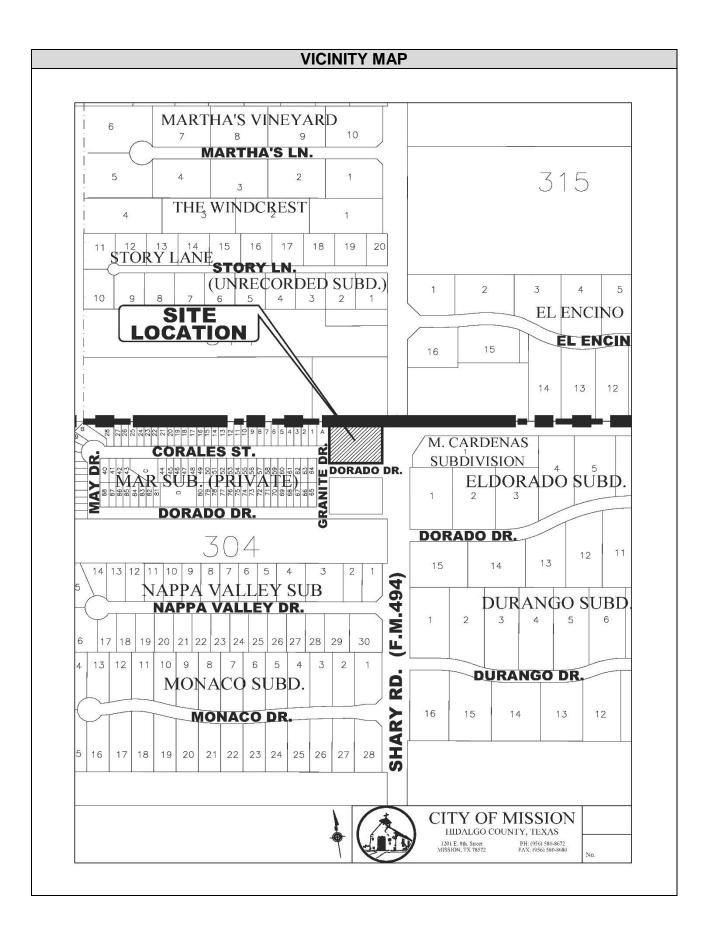
- The applicant requests to rezone the subject property from Townhouse Residential District ("R-1T") to General Business District ("C-3"). The applicant is interested in developing a two-story storage building with possible suites for lease. Staff notes that if the request is approved, and the applicant desires to build the storage units he will have to apply for a conditional use permit for the storage units.
- The subject property measures 210.46 feet in width by 171.89 feet in length for a total of 36,175.97 square feet.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which does not have a zone.
- The Existing Land Uses are Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property is currently vacant with large oak trees.
- The Future Land Use Map shows the subject property as Lower Density Residential.
- This designation includes areas in which future residential growth may occur.
- There was an attempt in 2021 by MAR Designs & Construction, Inc. to rezone the property to General Business District, but it was disapproved by the City Council.
- Staff notes that there is a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.

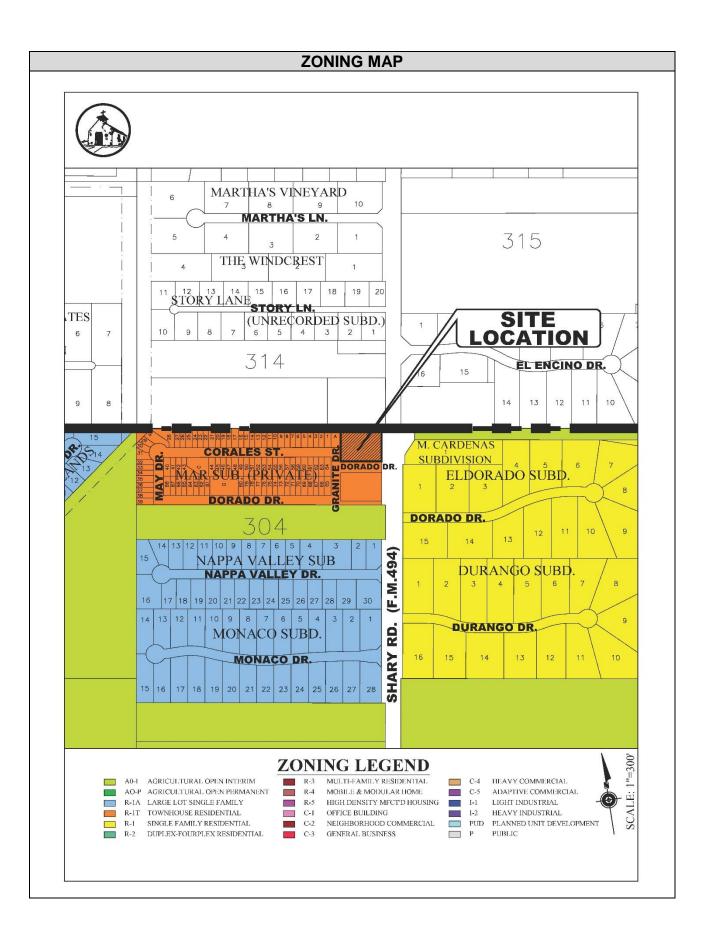
• The board can consider a less intense commercial use which is Office Building or Neighborhood Commercial.

STAFF RECOMMENDATION:

Staff recommends denial of the C-3 zoning but approval to a less intense commercial zoning.

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





AERIAL



PROPERTY SURVEY TANSE OF BEARING AS PER TEXAS STATE PLANE, CODEZUMATE SYSTEM WAR 1989, SOUTH ZONE S81°24'01"E 230.34 24.0' UNITED IRRIGATION DISTRICT EXCLUSIVE IRRIGATION EASEMENT DOC. 2788638, H.C.O.R. 171.89 50.0' CANAL R.O.W. (UNITED IRRIGATION DISTRICT) SCALE: 1"=40" APPARENT EXISTING NORTH ROW SURVEY PLAT SHOWING 1.067 ACRES OUT OF LOT 304, JOHN H SHARY SUBDIVISION, HIGH OF MISSION, HIGH OF MISSION, VOLUME 1, PAGE 17, H.C.M.R. METES AND BOUNDS DESCRIPTION 63 1.067 GROSS ACRES 0.205 OF AN ACRE ROAD R.O.W. 0.127 OF AN ACRE RRIGATION EASEMENT 0.735 OF AN ACRE NET 5.00' UTILITY EASEMENT, DOC.# 2819859, H.C.M.R. CORALES STREET 50.0' R.O.W. S.00' UTILITY EASEMENT, DOC.# 2819859, M.C.M.R. 210.46 W. APPARENT EXISTING NORTH R.O.W. DRIVE 0.W. N81-54.01.M 270.46 494 (SHARY F I, Momero Luis Gutierrez, a Professional Land Surveyor in the State that this plut represents the fatate that this plut represents the fatate that this plut represents the fare on discrepancies, conflicts on she area on boundary lines, or any encor overlapping of improvements or no reparent easements except as shown on tapparent easements except as shown on APPARENT EXISTING SOUTH ROW. 10.00" UTILITY EASEMENT, DOC.# 2819859, H.C.M.R. SANITARY SEWER MH/ TOP=132.77 NOTES: 1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT. Homero Luis Gutierrez, RPLS #2791 Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548 McAllen, Texas 78505 (956) 369-0988

FLOOD ZONE ZONE "C"
AREAS OF MINIMAL FLOCOING, (NO SHI

COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982

3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOL. 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, 4. HOMERO L GUTTERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE

S. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THE SURVEY SHOULD BE IMPORTUGALLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS UNITED HIS WESTERGROUND OWNER OF THE OWNER OWNER OF THE OWNER OWNER

6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE WOMINTY, TAKING INTO ACCOUNT THE INTERLY OF THE SURVEYORS: ORIGINAL FOOT SETSED.

MAILOUT LIST

PROP_ID	Property Owners (REZ25-20)	addrDeliveryLine	addrCity	addrState	addrZip
342883	LOPEZ MARIA D RIVERA	2401 DORADO DR	MISSION	TX	78573-8450
525567	CARDENAS MARIO J & ERNESTINA	3502 N SHARY RD	MISSION	TX	78573-8429
281684	HART ROSELYNE NESSIE	3509 N. SHARY RD	PALMHURST	TX	78573
281679	GARZA JUAN F & XIOMARA	2508 SANDSTONE DR	MISSION	TX	78574-2775
281690	VELAZQUEZ FRANCISCO CESAR	3508 N SHARY RD	MISSION	TX	78573-8429
1130928	MARTINEZ DORA E POSADA LISSETT & JAVIER ROBERTO	2319 DORADO ST	MISSION	TX	78573-8506
1130927	MENDIOLA SHAWN M	2321 DORADO DR	MISSION	TX	78573-8506
1130926	SANCHEZ ALDO & MEGAN VICTORIA	2323 DORADO DR	MISSION	TX	78573
1130925	RODRIGUEZ MARIO A	804 GRAYSON AVE	MCALLEN	TX	78504-6579
1130924	MUNOZ IRVIN STEVE & ALICIA P DE LOS SANTOS BERNAL	2327 DORADO DR	MISSION	TX	78573-8506
1130923	ALAMILLO ELEAZAR JR	2328 CORALES ST	MISSION	TX	78573-8522
1130922	PADILLA SAMUEL SALINAS	2320 CORALES ST	MISSION	TX	78573-8522
1130921	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1130920	SALAS OTONIEL	2322 CORALES ST	MISSION	TX	78573-8522
1130919	PADILLA SAMUEL SALINAS	2318/2320 CORALES ST	MISSION	TX	78573
1130864	ROLL ADRIENNE M	2321 CORALES ST	MISSION	TX	78573-8522
1130863	SILVERADO CAPITAL PARTNERS LP	108 W MARIGOLD AVE	MCALLEN	TX	78501-9118
1130862	RGV GENERAL SERVICES LLC	2706 SAN EDUARDO	MISSION	TX	78572
1130861	MORA SAULO W	3701 E LINCOLN AVE	ALTON	TX	78573-4507
1130860	RAMOS ALLEN EDWARD & LIZBETH GARZA RAMOS	PO BOX 5093	MISSION	TX	78573-0087
1130855	MAR DESIGNS & CONSTRUCTION INC	3421 N SHARY RD	MISSION	TX	78573-8507
281631	MAR DESIGNS & CONSTRUCTION INC	3421 N SHARY RD	MISSION	TX	78573-8507
1562084	RGV GENERAL SERVICES LLC	2706 SAN EDUARDO	MISSION	TX	78572