



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: _____

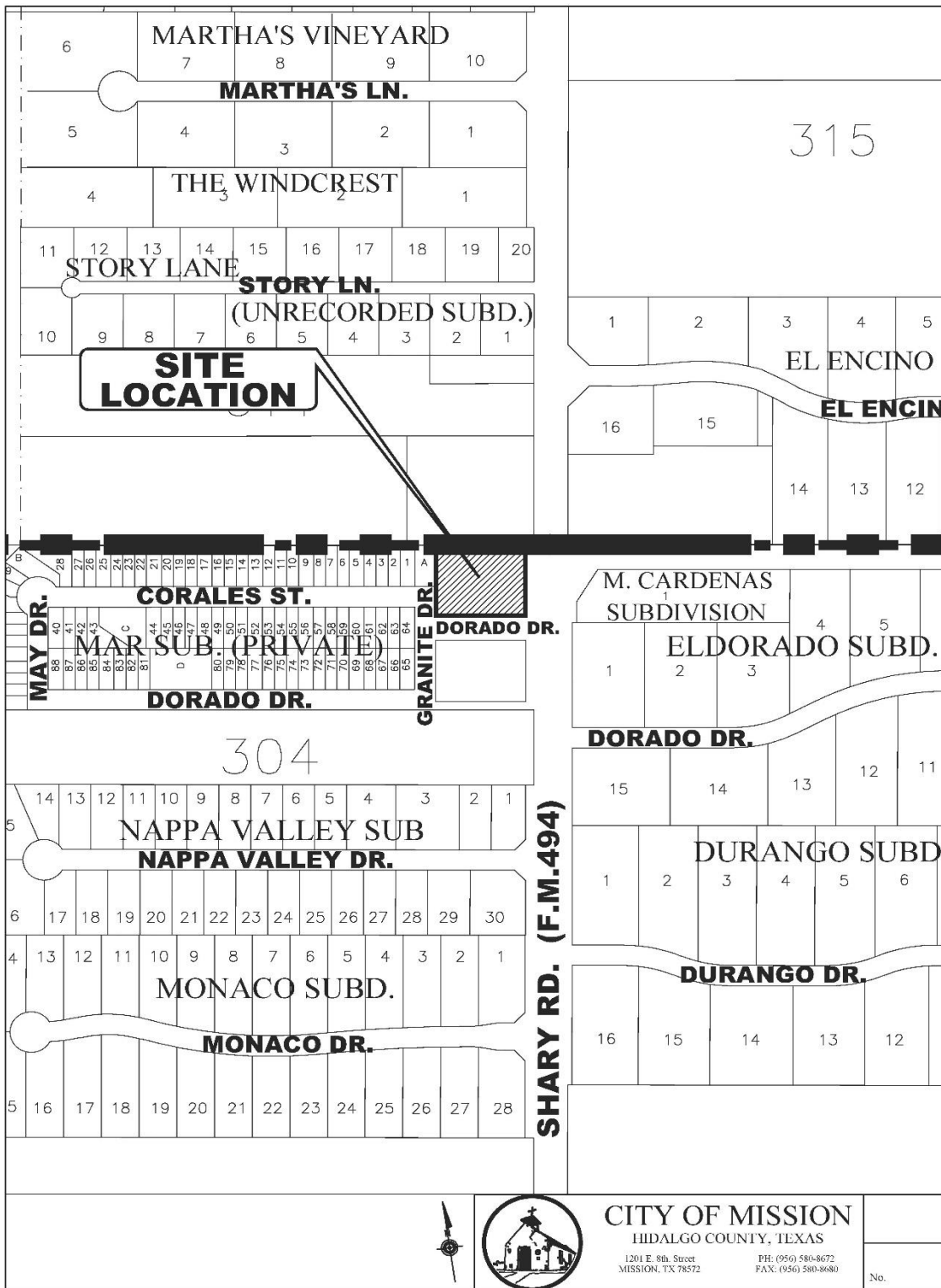
TABLED: _____

_____ AYES

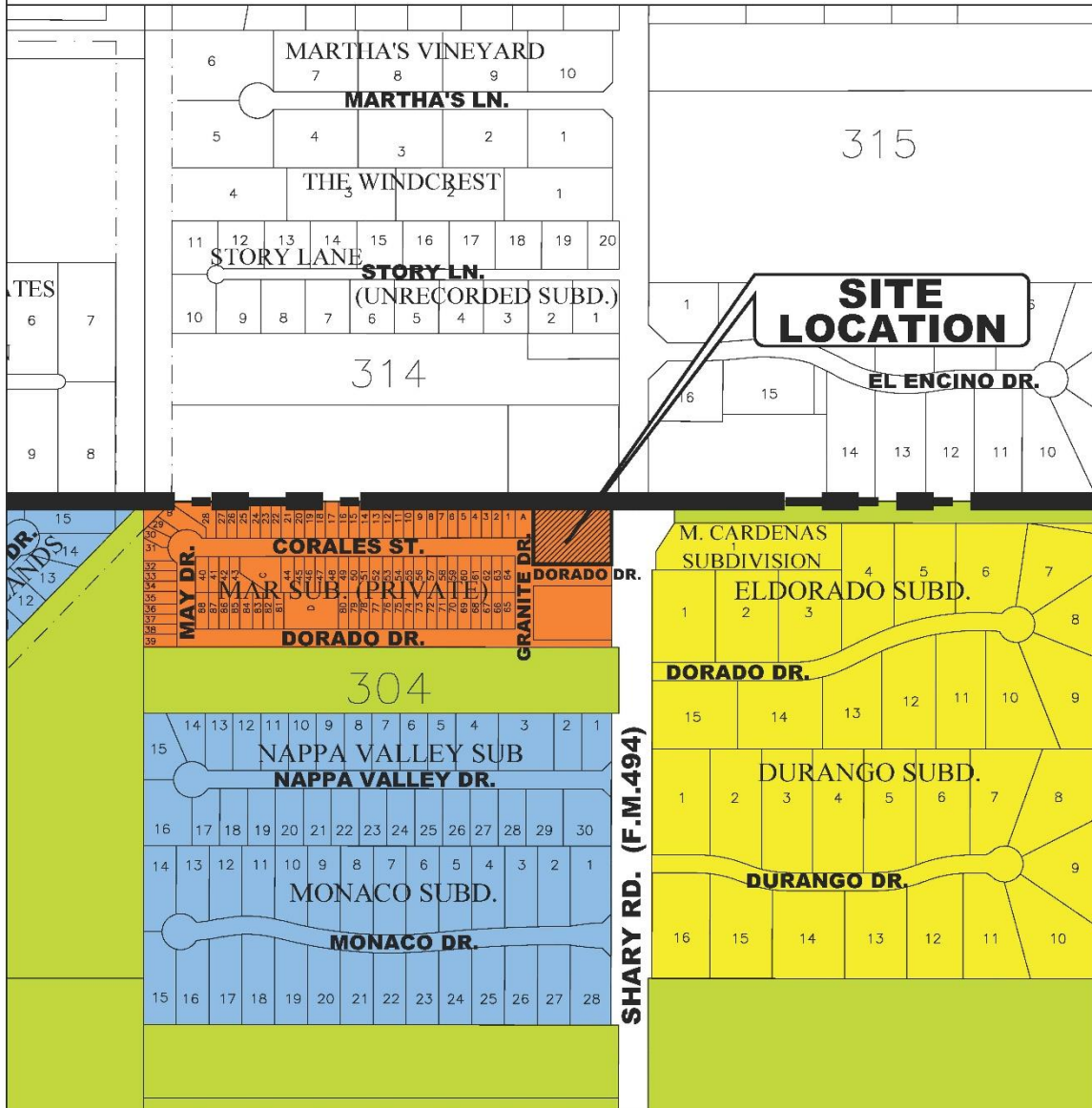
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



ZONING MAP



ZONING LEGEND

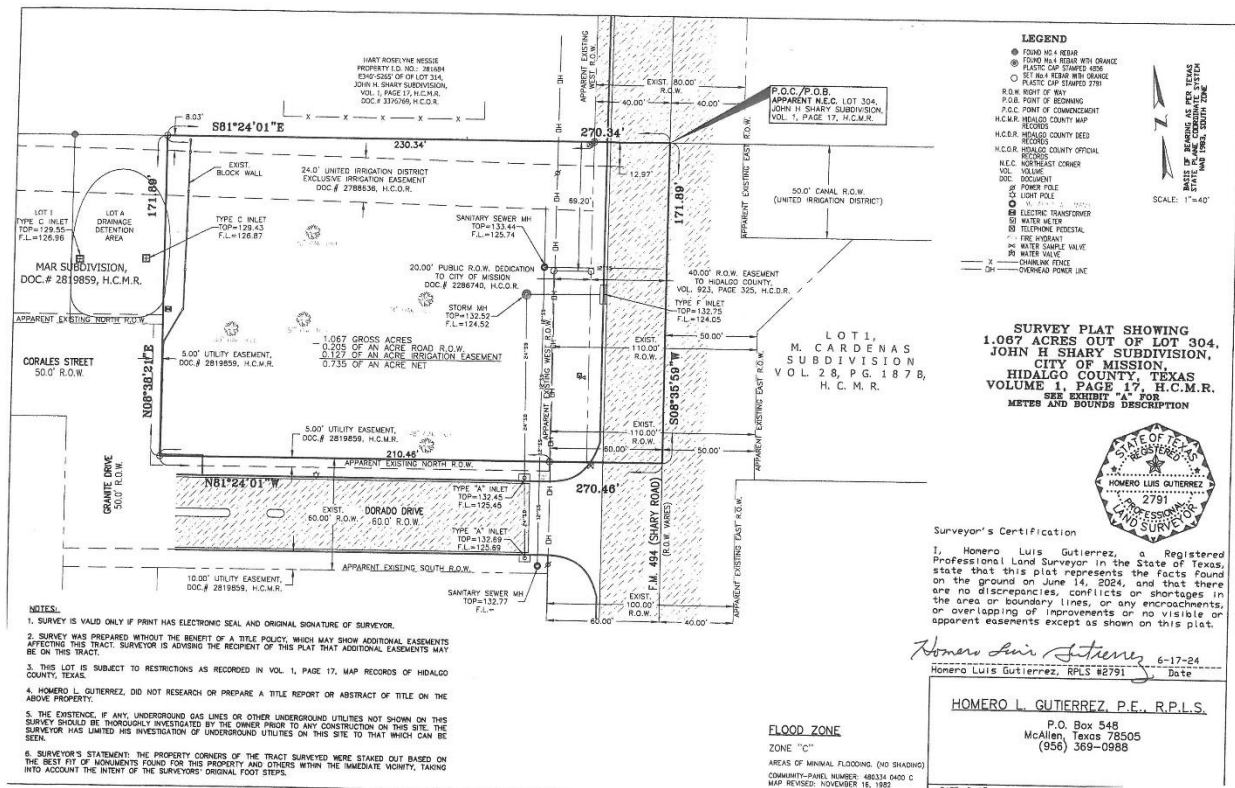
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING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



PROPERTY SURVEY



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