



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 Mobile & Modular Home District ("R-4") to General Business District ("C-3"), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 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 a 200' radius 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 is requesting to rezone the subject property from Mobile & Modular Home District ("R-4") to General Business District ("C-3") to allow the redevelopment of the site for commercial uses. The subject property is the East one-half of the Rollin Home RV Park.
- The property is located at the intersection of two major commercial thoroughfares and, therefore, has much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses.
- The subject property measures 269.81' from East to West and it measures 849.68' from South to North. If the rezoning is approved the applicant will need to comply with the Texas Department of Transportation (TxDOT) access standards to Conway Avenue for the land redevelopment.
- The surrounding zones are Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east.
- The existing land uses are: The Rollin Home RV Park to the West, Peter Piper Pizza and TrueFit to the north, Mims Elementary School to the east and a commercial plaza to the south.
- The Future Land Use Map shows the subject property as General Commercial District. The requested rezoning is in line with the commercial designation of the property in the Future Land Use Map.
- Notices were mailed to eight (8) surrounding property owners. To this date there have been no objections to the rezoning request.

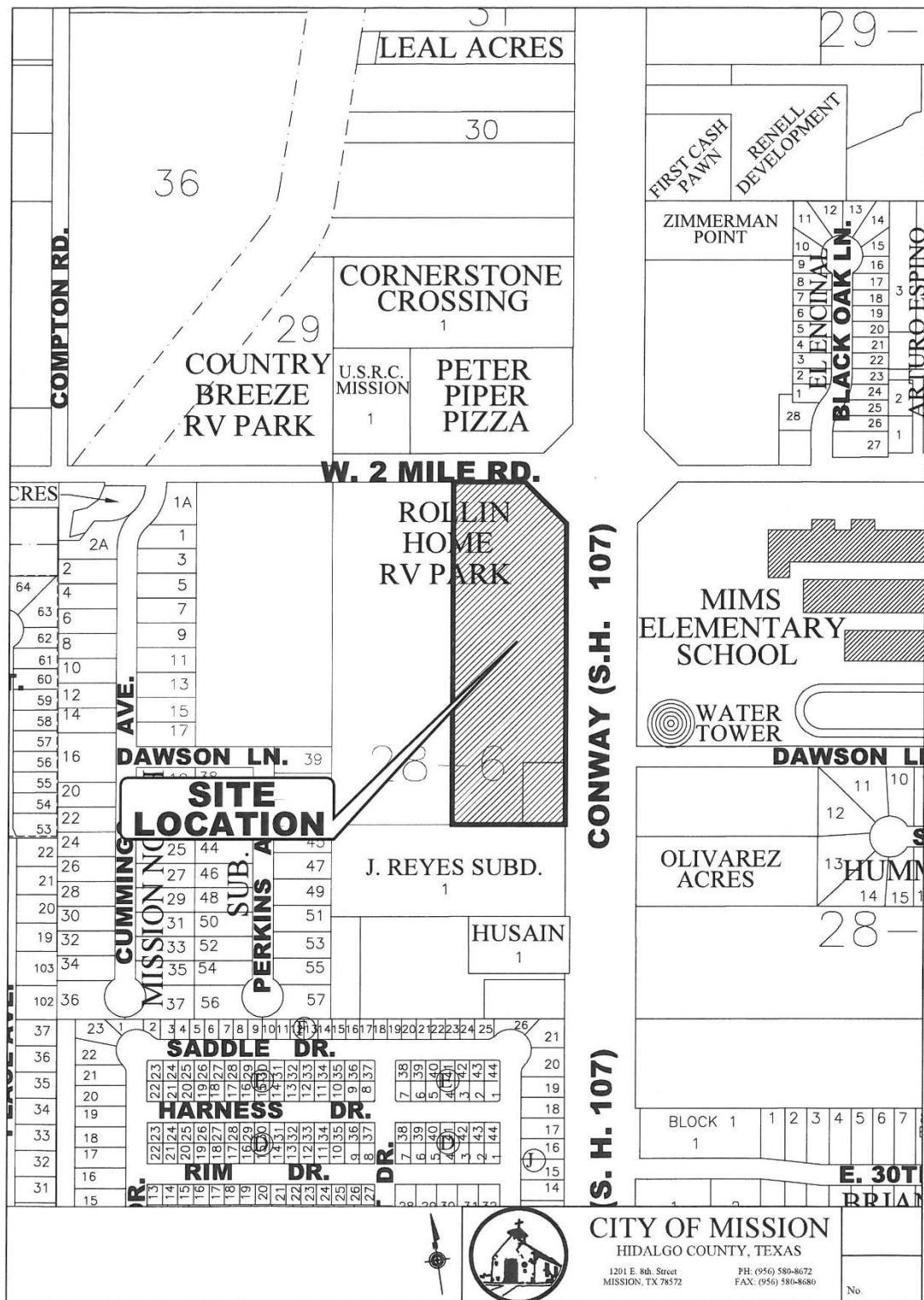
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

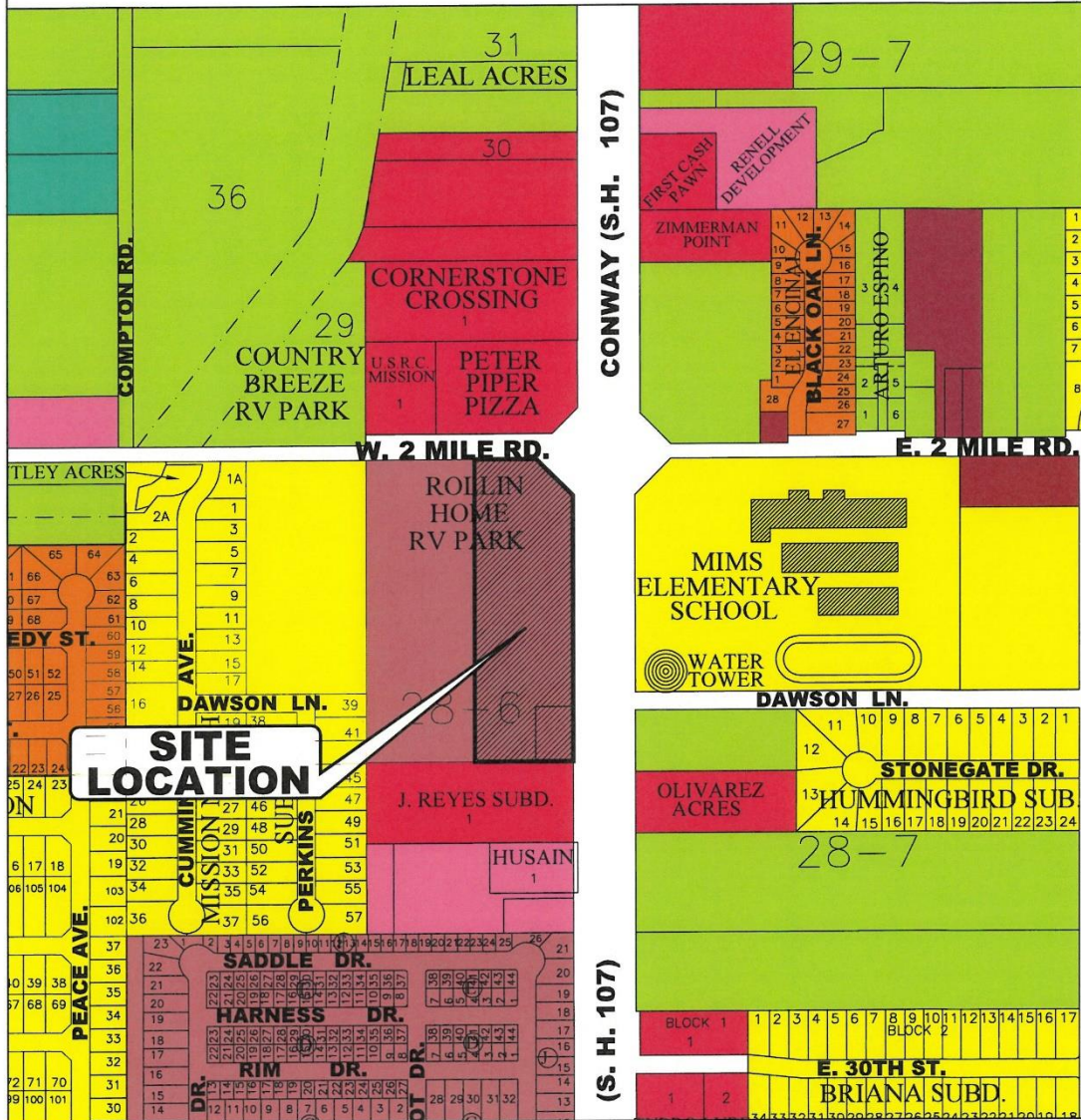
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES	
_____	NAYS	
_____	DISSENTING	_____

VICINITY MAP



ZONING MAP



ZONING LEGEND

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



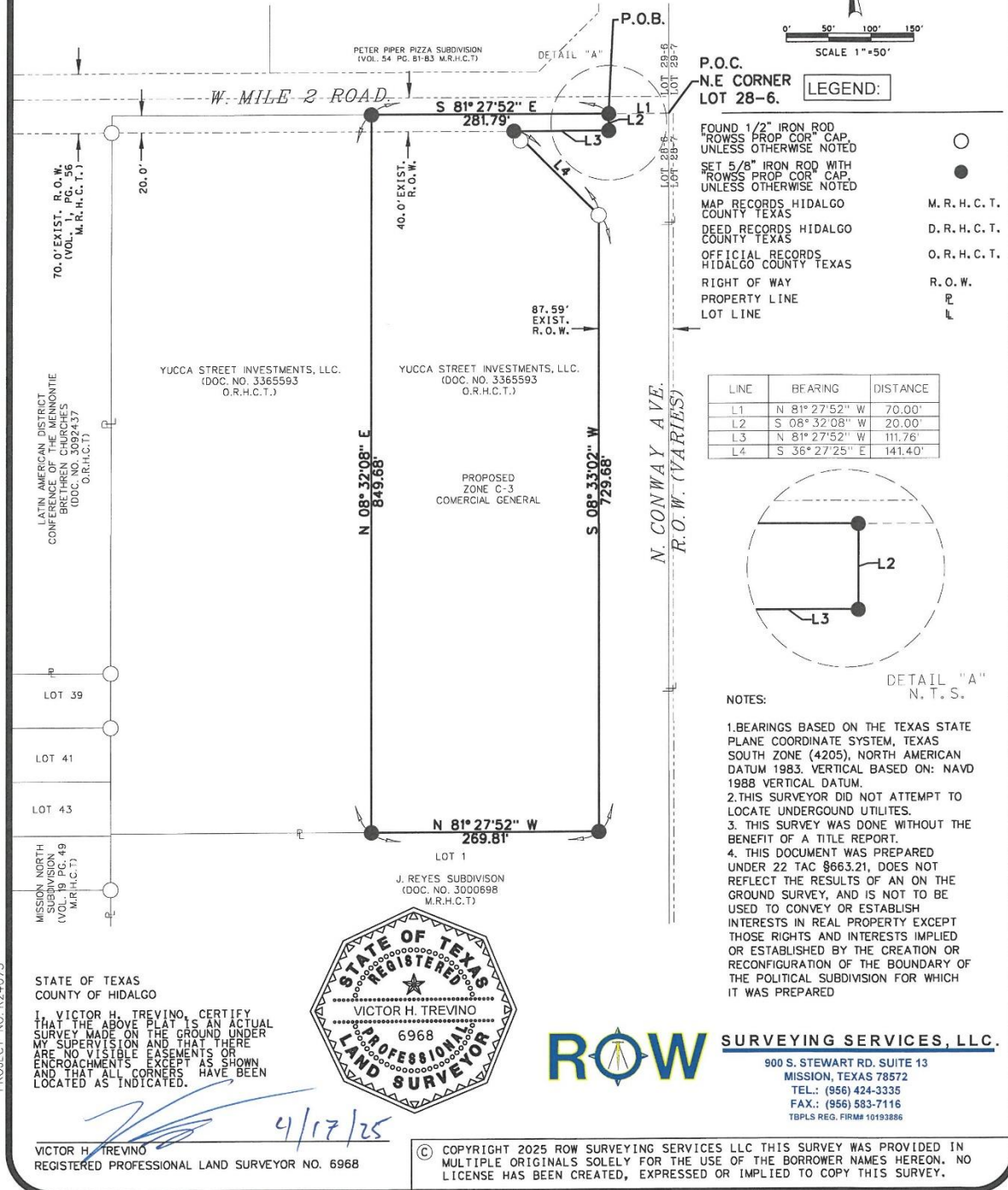
AERIAL



PROPERTY SURVEY

BOUNDARY SURVEY

BEING A 5.155 ACRE TRACT OUT OF LOT 28-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



MAILOUT LIST

PROP_ID	Property Owner (REZ25-21)	addrDeliveryLine	addrCity	addrState	addrZip
317190	GUAJARDO ELIA MONICA	2210 E 28TH ST	MISSION	TX	78574
587214	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	FEDERAL WAY LLC	24141 FAIRWAY LANE	COTO DE CAZA	CA	92679-4184
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238657	REYES JUAN RAMON	705 SINATRA DR	EDINBURG	TX	78542-1503