

**ITEM# 1.1**

**REZONING:**

**Tract 1:** The West 20' of Lot 2, and all of Lot 1,  
Enchanted Valley Subdivision  
&  
**Tract 2:** The West 20' of the East 80' of Lot 2,  
Enchanted Valley Subdivision  
R-1 to C-1  
Pedro Cruz, Jr.

**REVIEW DATA**

The subject site is located approximately 160' East of Tangelo Street along the South side of E. Griffin Parkway F.M. 495.

**SURROUNDING ZONES:**

N:	C-1	– Office Building
E:	R-1	– Single Family Residential
W:	R-1	– Single Family Residential
S:	R-1T	– Townhouse Residential

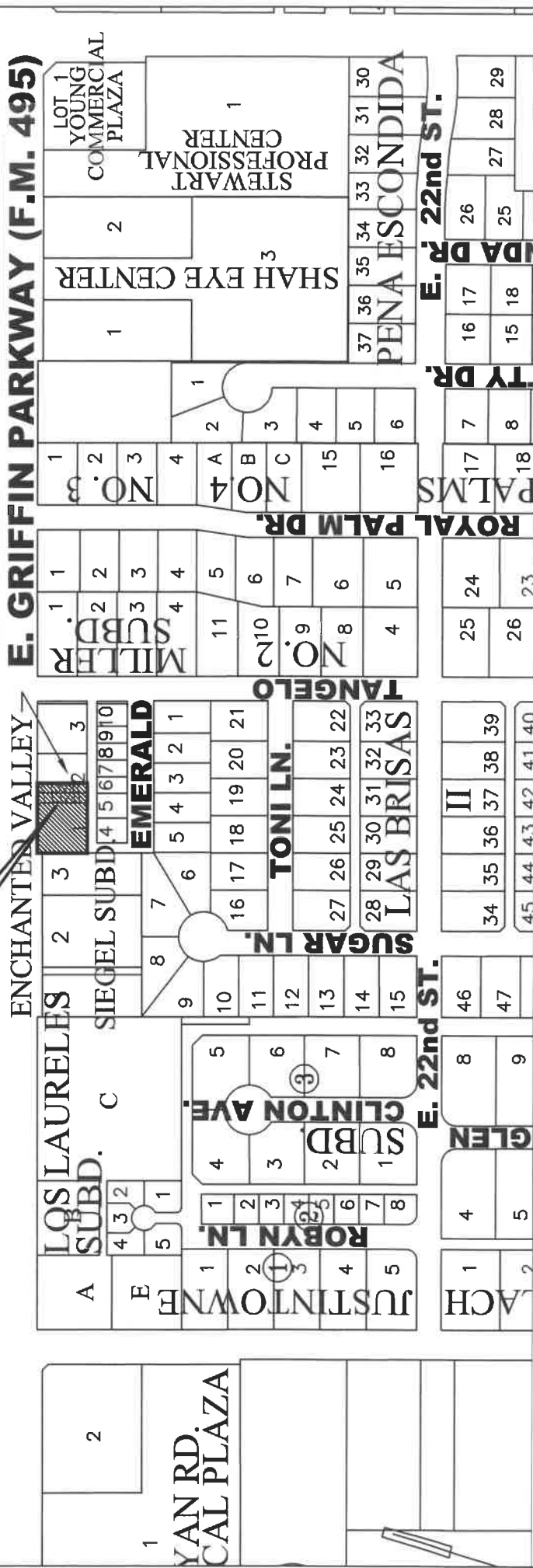
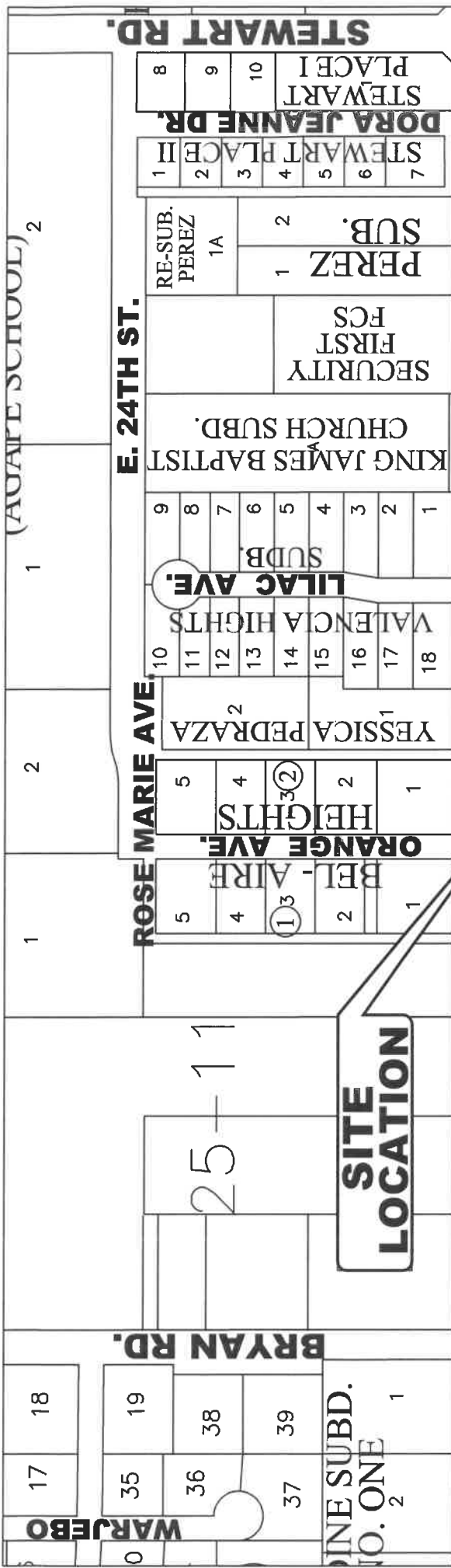
**EXISTING LAND USES:**

N:	The Loretto at Mission
E:	Residential
W:	Residential
S:	Residential
Site:	Residential

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** The proposed zone complies with the City's Future Land Use Map, and some of the surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect a commercial use. Office Building (C-1) is the least congested commercial zoning we have and appears to be the better land use for this property. The commercial zoning proposal is an expected transition with frontage to a 5-lane major street. Staff mailed 22 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends approval.



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No.



**SITE  
LOCATION**

**E. GRIFFIN PKWY (F.M. 495)**

**TRACT 1**

**TRACT 2**

B2150-00-001-0001-00 ( 123300)  
LORETTO RESTAURANT GROUP FAMILY  
1233 E GRIFFIN PKWY  
MISSION TX 78572

B2150-00-002-0001-00 ( 123304)  
GARCIA CARLOS A  
1305 E GRIFFIN PKWY  
MISSION TX 78572

E5800-01-000-0001-00 ( 170032)  
CRUZ PEDRO JR  
1302 E GRIFFIN PKWY  
MISSION TX 78572

E5800-01-000-0002-00 ( 170034)  
PINON MIGUEL C JR & IRMA  
1306 E GRIFFIN PKWY  
MISSION TX 78572

E5800-01-000-0004-00 ( 170036)  
CAVAZOS DAVID ET AL  
2113 TILLIE LN  
MISSION TX 78572

E5800-01-000-0005-00 ( 170037)  
GARZA CARLOS XAVIER & MICHELLE  
1327 W GARFIELD AVE  
ALTON TX 78573

E5800-01-000-0006-00 ( 170038)  
GARCIA EDGAR JAVIER & SALMA ELIZABET  
1305 EMERALD LN  
MISSION TX 78572

E5800-01-000-0007-00 ( 170039)  
GARZA HOMERO  
1307 EMERALD LN  
MISSION TX 78572

E5800-01-000-0008-00 ( 170040)  
RAMON DELPHA  
1309 EMERALD LN  
MISSION TX 78572

E5800-01-000-0010-00 ( 170042)  
HONEA JOSEPH C & GABRIELA G  
808 S SHARY RD STE 5-271  
MISSION TX 78572

L3100-02-000-0001-00 ( 551794)  
LERMA JANETTE C & DAVID JR  
1316 EMERALD LN  
MISSION TX 78572

L3100-02-000-0002-00 ( 551796)  
BALDERAS RICARDO & YOLANDA G  
1313 TONI LN  
MISSION TX 78572

L3100-02-000-0003-00 ( 551797)  
MORIN GERONIMO & DOROTHY  
1312 EMERALD LN  
MISSION TX 78572

L3100-02-000-0004-00 ( 551798)  
PEREZ SIGIFREDO & ERICA DAVILA  
1310 EMERALD LN  
MISSION TX 78572

L3100-02-000-0005-00 ( 551799)  
GONZALEZ ROSA ENNA  
1308 EMERALD LN  
MISSION TX 78572

L3100-02-000-0006-00 ( 551800)  
TREVINO DAVID  
2212 SUGAR LN  
MISSION TX 78572

L3100-02-000-0007-00 ( 551801)  
RIOJAS ABEL VICENTE  
2214 SUGAR LN  
MISSION TX 78572

L3100-02-000-0008-00 ( 551802)  
GONZALEZ ELOY S  
2215 SUGAR LN  
MISSION TX 78572

S3420-00-000-0002-00 ( 513172)  
LONGORIA RAYMOND R & EDNA  
2025 N CONWAY AVE  
MISSION TX 78572

S3420-00-000-0003-00 ( 513173)  
QUINTANILLA JOSE L & GRACIELA  
1232 E GRIFFIN PKWY  
MISSION TX 78572

W0100-00-025-0011-01 ( 317022)  
LORETTO RESTAURANT GROUP FAMIL  
1233 E GRIFFIN PKWY  
MISSION TX 78572

Y1100-00-000-0001-00 ( 721208)  
PENA ARMANDO III  
416 ZENAI DA AVE  
MCALLEN TX 78504