



MEETING DATE: August 6, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being 1.50 acres out of Lot 64, New Caledonia Unit No. 1 Subdivision, located at the Southeast corner of W. Mile 3 and La Homa Roads. Applicant: CEI Engineering Associates, Inc. and Murphy Oil USA, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2025 – Application for rezoning submitted for processing.
- July 25, 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.
- August 6, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 11, 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 Agricultural Open Interim District ("AO-I") to General Business District ("C-3") for the proposed development of a Murphy Convenience Store with a Gas Station.
- The tract of land measures 233.68 feet along W. Mile 3 Road and 226.45 feet along La Homa Road.
- The surrounding zones are Agricultural Open Interim (A-OI) in all directions.
- The surrounding land uses are agricultural land to the north, south and east and the La Joya ISD East Academy and a Sharyland Water Supply Corporation Water Tower are both located to the west.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial. The requested zoning is in line with the future land use map designation for the property.
- Notices were mailed to 4 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

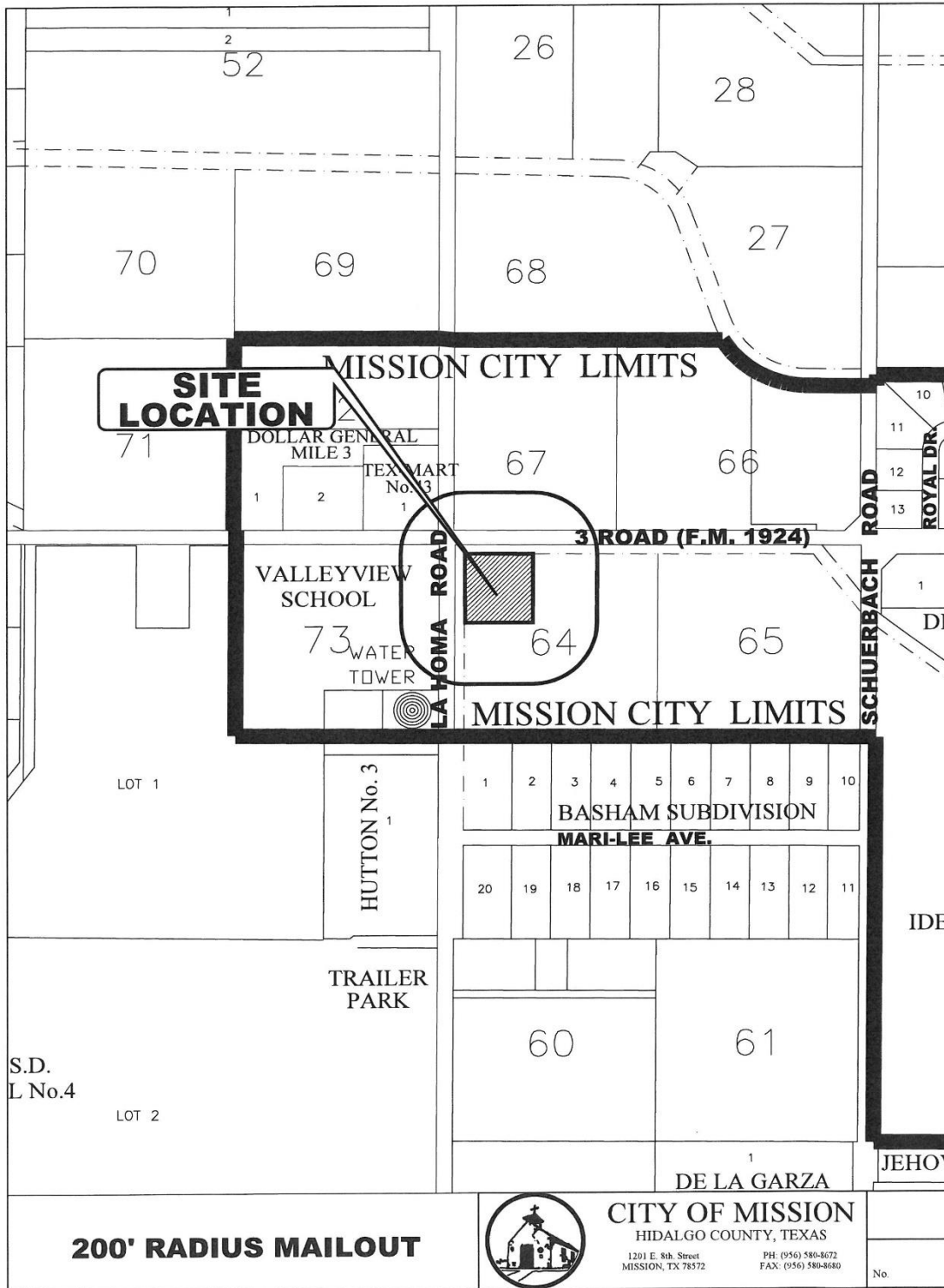
TABLED: _____

_____ AYES

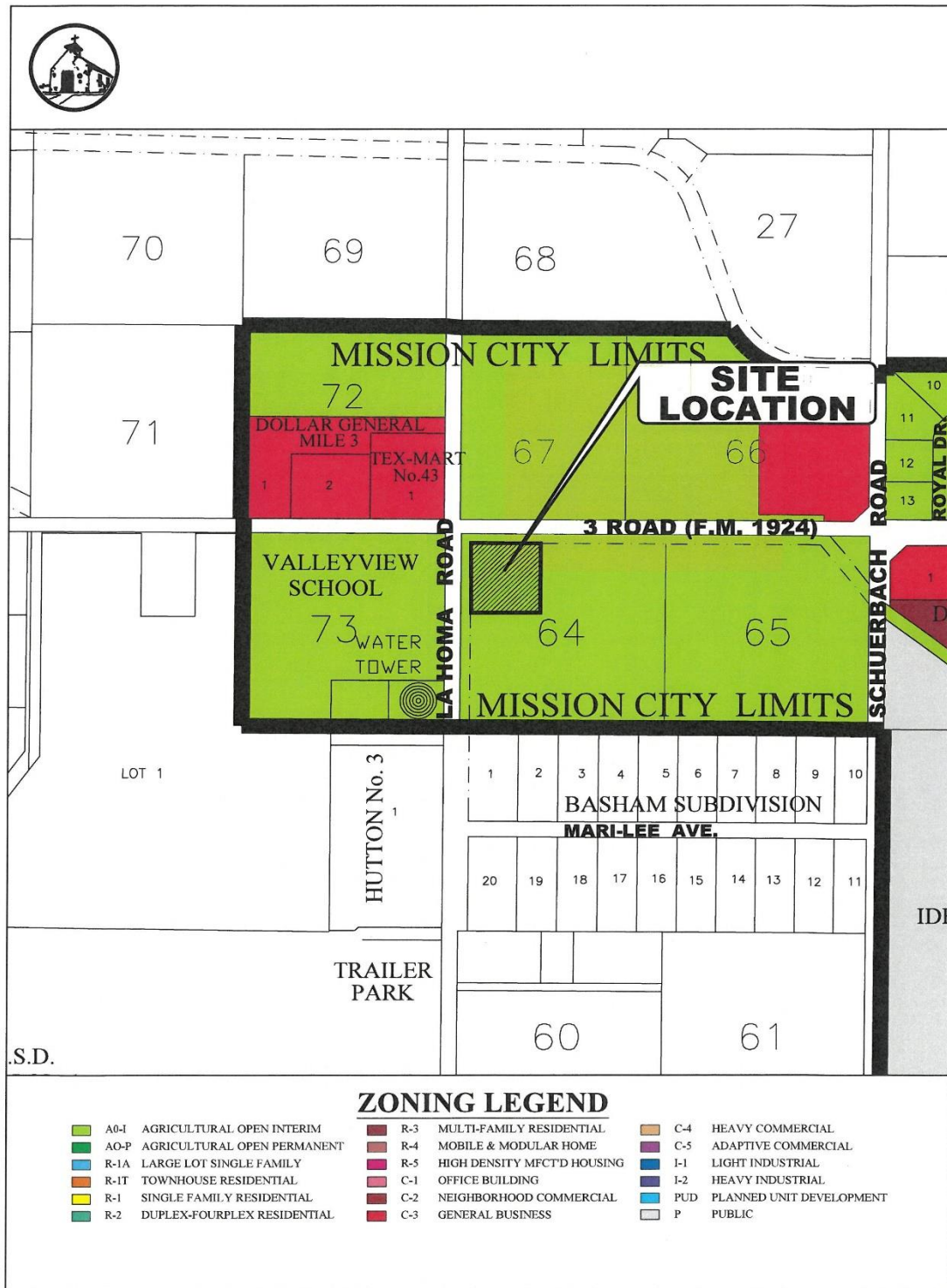
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



ESTIMATED WATER LINE 1/4" MISSION COUNTY C&G MAP

CONCRETE (STAKE)

3 MILE ROAD

N. LA ROMA ROAD

PARENT TRACT

LOT 64

REMAINDER OF LOT 64

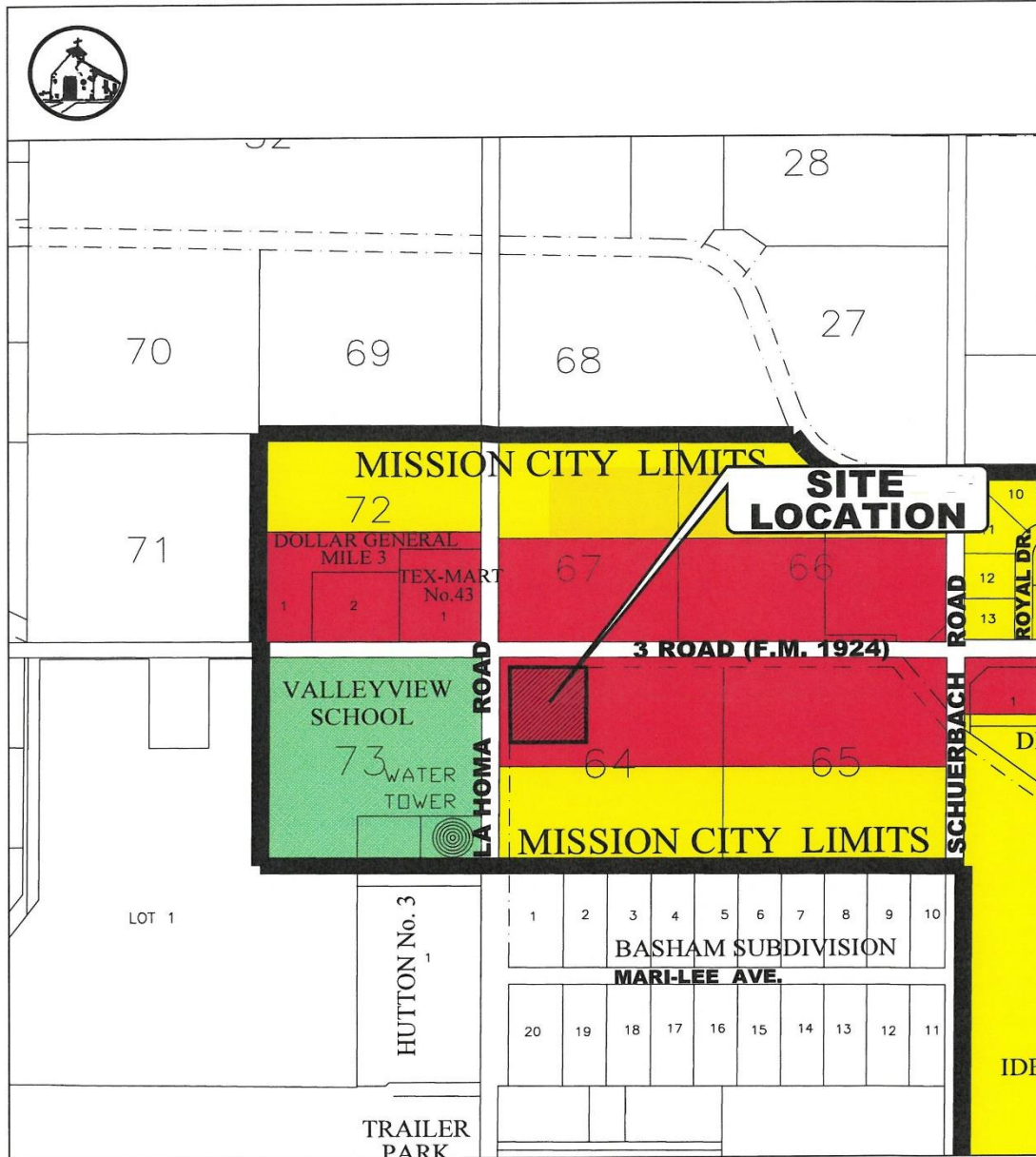
SCALE 1" = 100'

REMAINDER OF LOT 64

PHOTO OF THE PROPERTY



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 |

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
244979	BURDETT SHERRI LEA BARNICK	PO BOX 50	MISSION	TX	78573-0001
609842	NNN REIT LP	450S ORANGE AVE STE 900	ORLANDO	FL	32801-3339
244971	P & L PARTNERS LLC	305A N SHARY RD	MISSION	TX	78572-2025
244988	LA JOYA INDEPENDENT SCHOOL DIST	PO BOX J	LA JOYA	TX	78560-0136