



MEETING DATE: February 18, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the Construction of a Therapy Clinic named GR&E Mind Evolution All Purpose Center, PLLC, on Lot 1, Replat of Expressway Business Park Phase XII Subdivision, located at 1015 Business Park Drive. Applicant: Gina Rhea Ramirez. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 29, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- February 5, 2026 - Site plan was reviewed and preapproved by the Staff Review Committee.
- February 18, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located at the Northeast corner of Business Park Drive and St. Claire Boulevard. This project will have access from St. Claire Boulevard, a public street.
- The facility will be built in an L-1 (Light Industrial) zoned property where the structure is allowed by right as stipulated within the City’s zoning ordinance to include permitted signs and dumpster specifications and locations. The site will be retrofitted and prepped with thru traffic lanes, curb and gutters, drainage, and utilities.
- The proposed building will have a maximum height of 12’ and meets all the setback requirements set forth on this plan. The site will have 26 parking spaces (5 being handclapped) available to faculty and visitors, complying with the minimum number of paved, off-street parking spaces for this project.
- The center will have future building additions per site plan. Code restrictions and regulations will be imposed for future projects to comply with Site Plan Approval requirements.
- A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

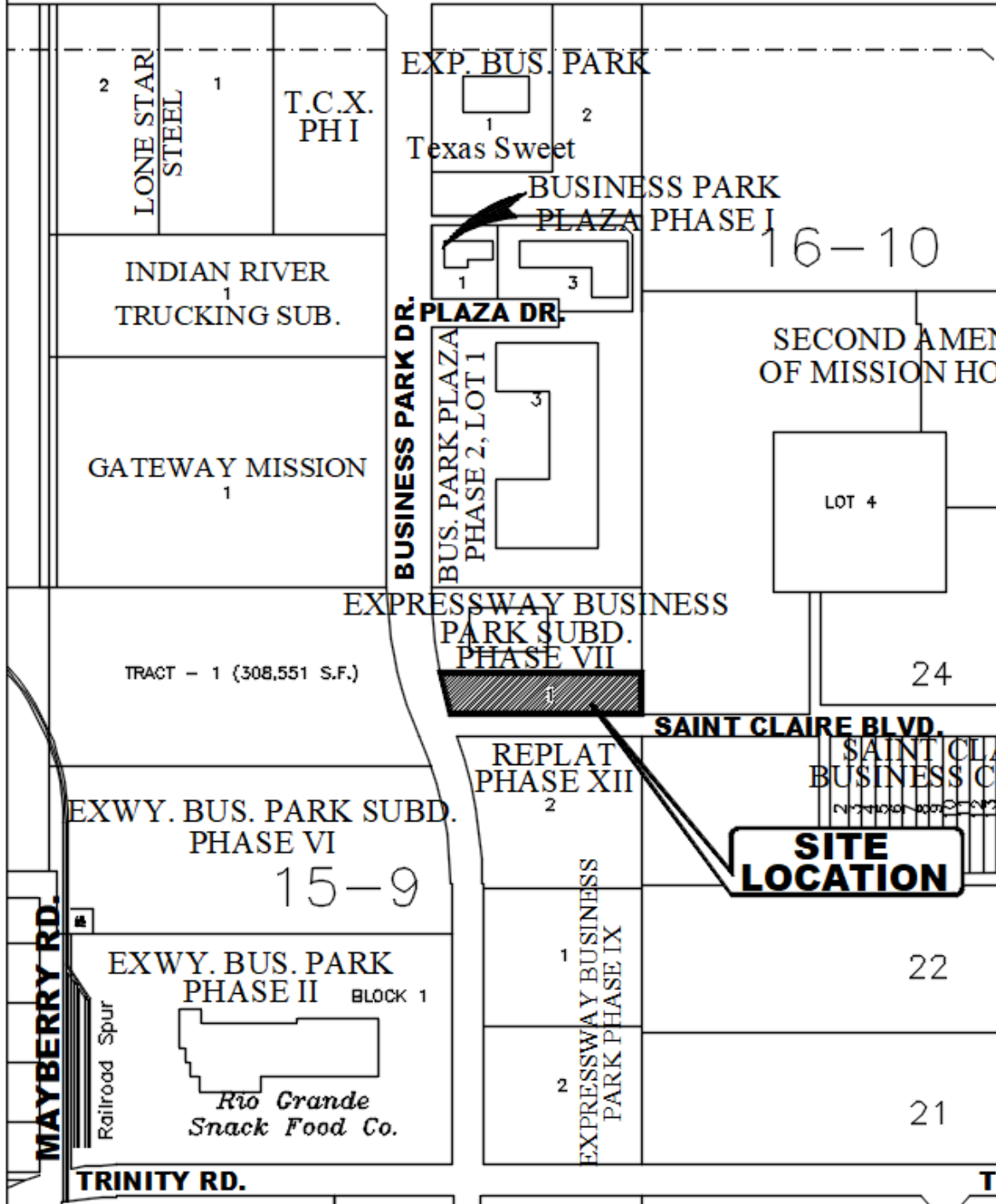
_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION

U.S. EXPRESSWAY 83



SITE LOCATION MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 5th Street
MISSION, TX 78572

PHONE: (956) 580-8672
FAX: (956) 580-8690

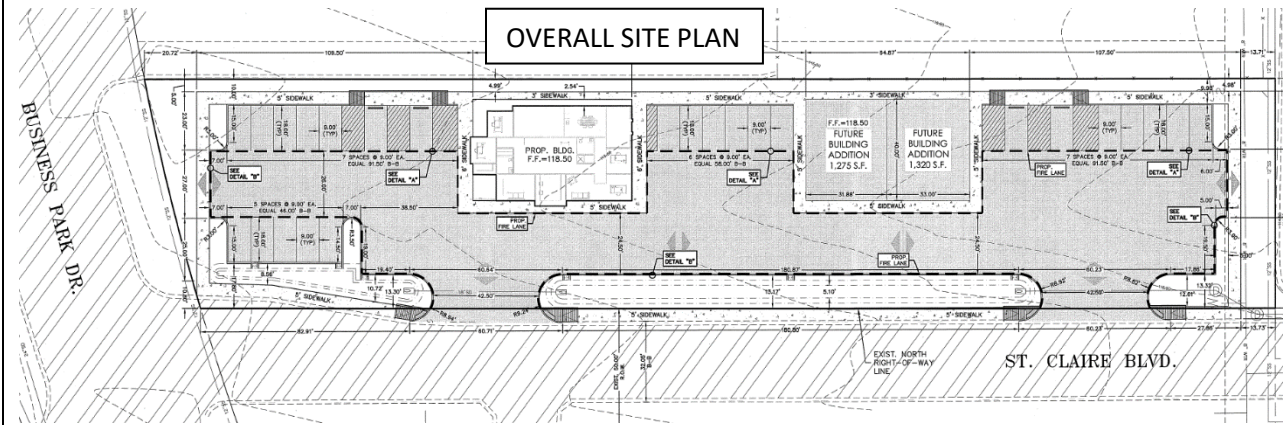
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AERIAL PHOTO

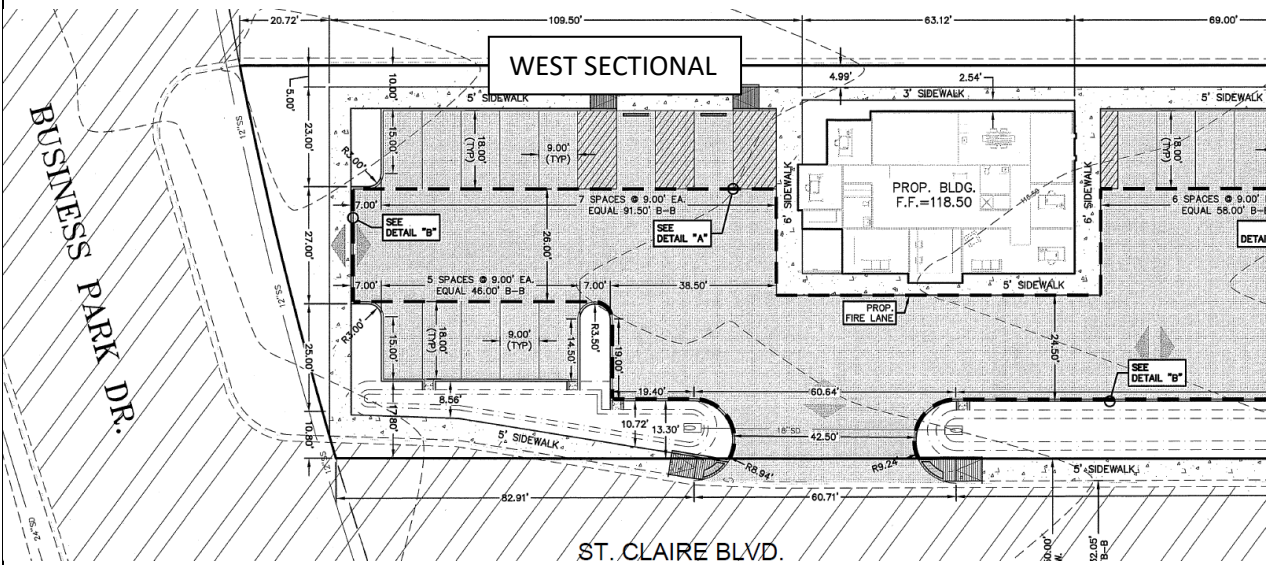


SITE PLAN

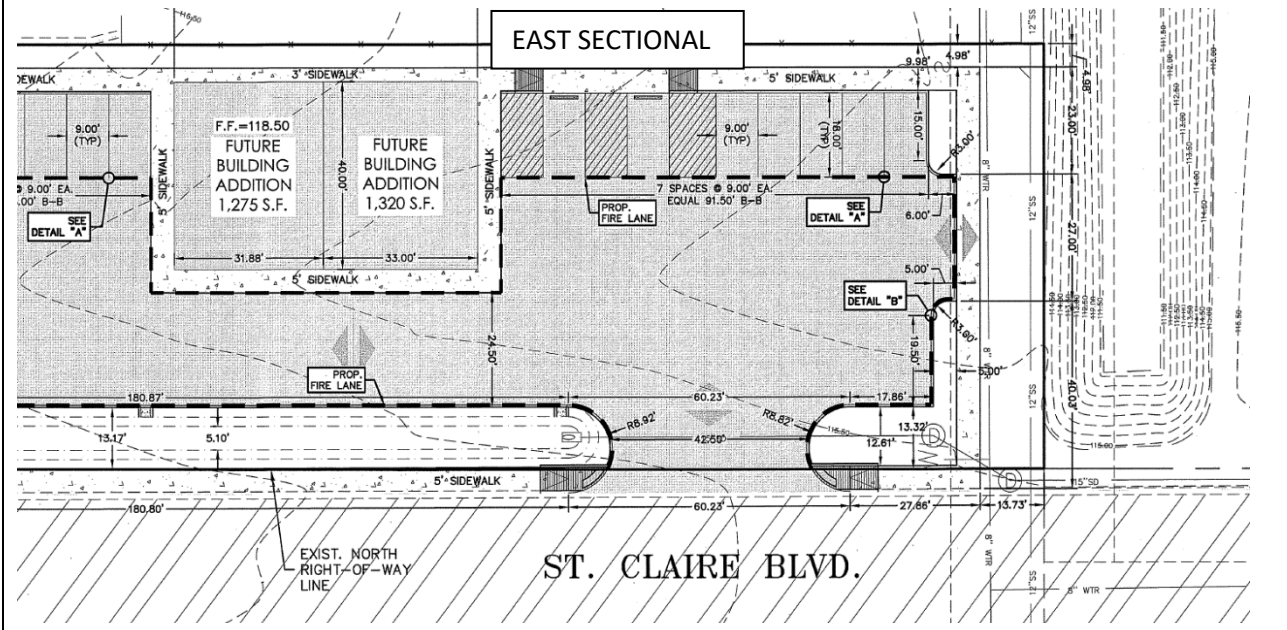
OVERALL SITE PLAN



WEST SECTIONAL



EAST SECTIONAL



PROPOSED BUILDING RENDERING



Expressway Business Park
Phase XII Lot 1
Mission, Tx.