



MEETING DATE: August 20, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to General Business District ("C-3"), being Lot 19, Block 3, Oakwood Estates Subdivision, located at the Northeast corner of W. Griffin Parkway and River Oak Avenue. Applicant: Eduardo Sanchez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 29, 2025 – Application for rezoning submitted for processing.
- August 8, 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 20, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 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 Single-family Residential District ("R-1") to General Business District ("C-3") for a possible commercial development.
- The lot of record measures 65 feet by 120 feet. According to the Hidalgo County Appraisal District the lot has an area of 0.1771 acres.
- The surrounding zones are Single-family Residential (R-1) to the North and East, and General Retail district (C-3) to the West and South.
- The surrounding land uses are a commercial plaza to the west, Tropical Breeze Snow Cones to the West, The Little Club Dependent Center to the South and a single family home to the North.
- The subject property is vacant.
- 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 22 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:

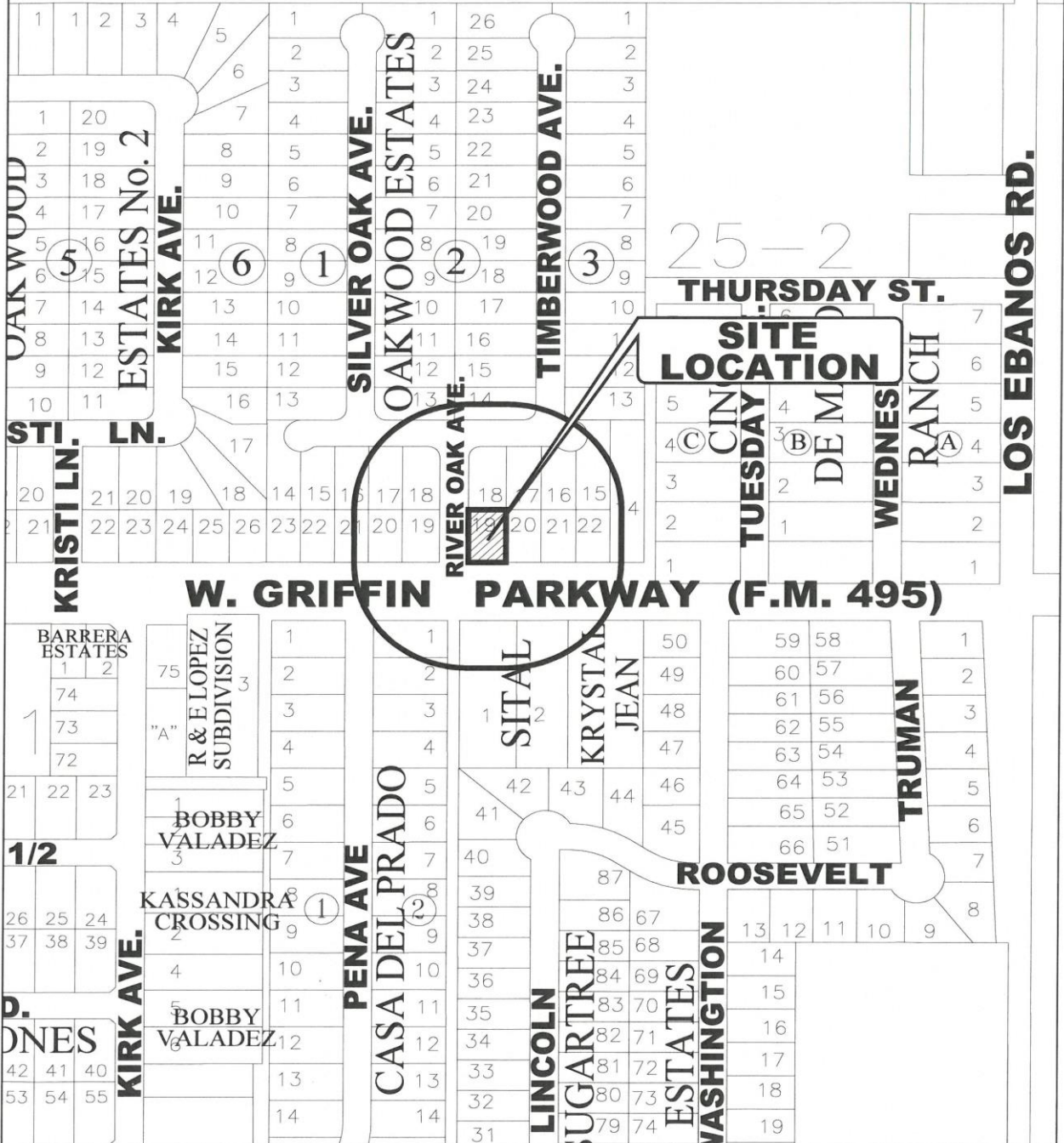
_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

EDINBURG MAIN CANAL R.O.W.



200' RADIUS MAILOUT



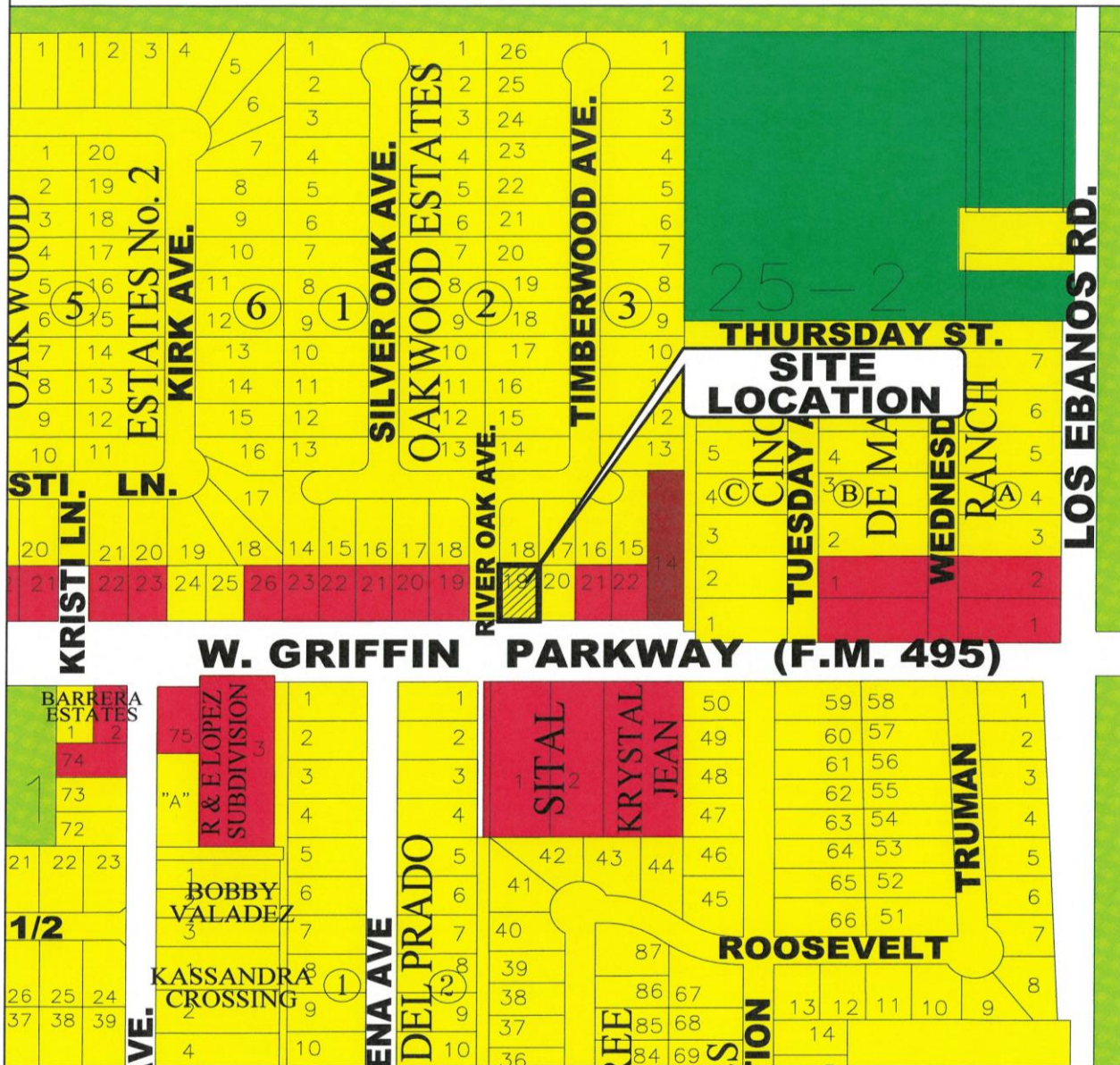
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



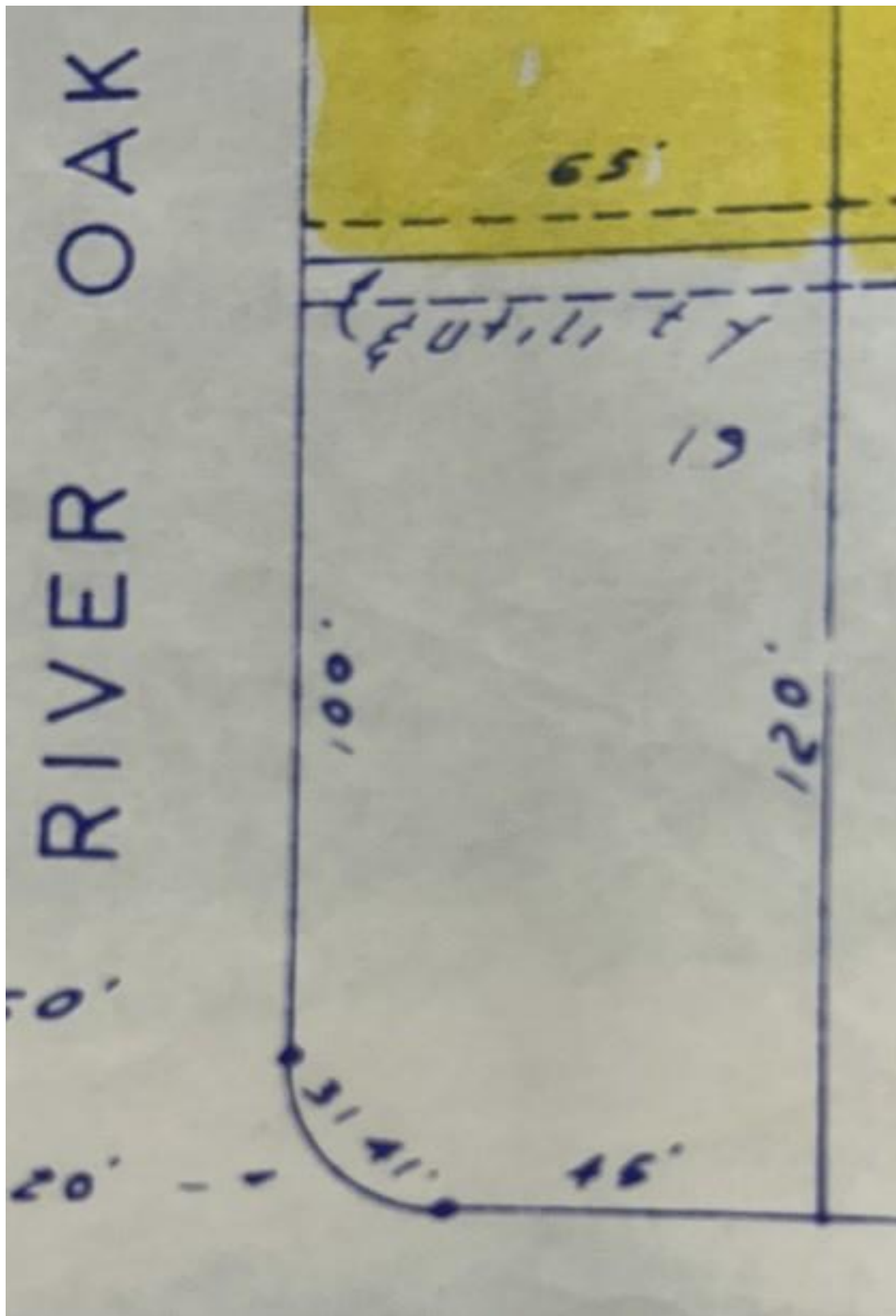
ZONING LEGEND

	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 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



SUBJECT PROPERTY FROM THE RECORDED PLAT



OAKWOOD ESTATES



OAKWOOD ESTATES SUBDIVISION

BEING A RESUBDIVISION OF THE WEST 800.0 FEET, LYING SOUTH OF N.C.W.C. & L.D. N° 1 MAIN CANAL R.O.W., OF LOT 26-2, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS.

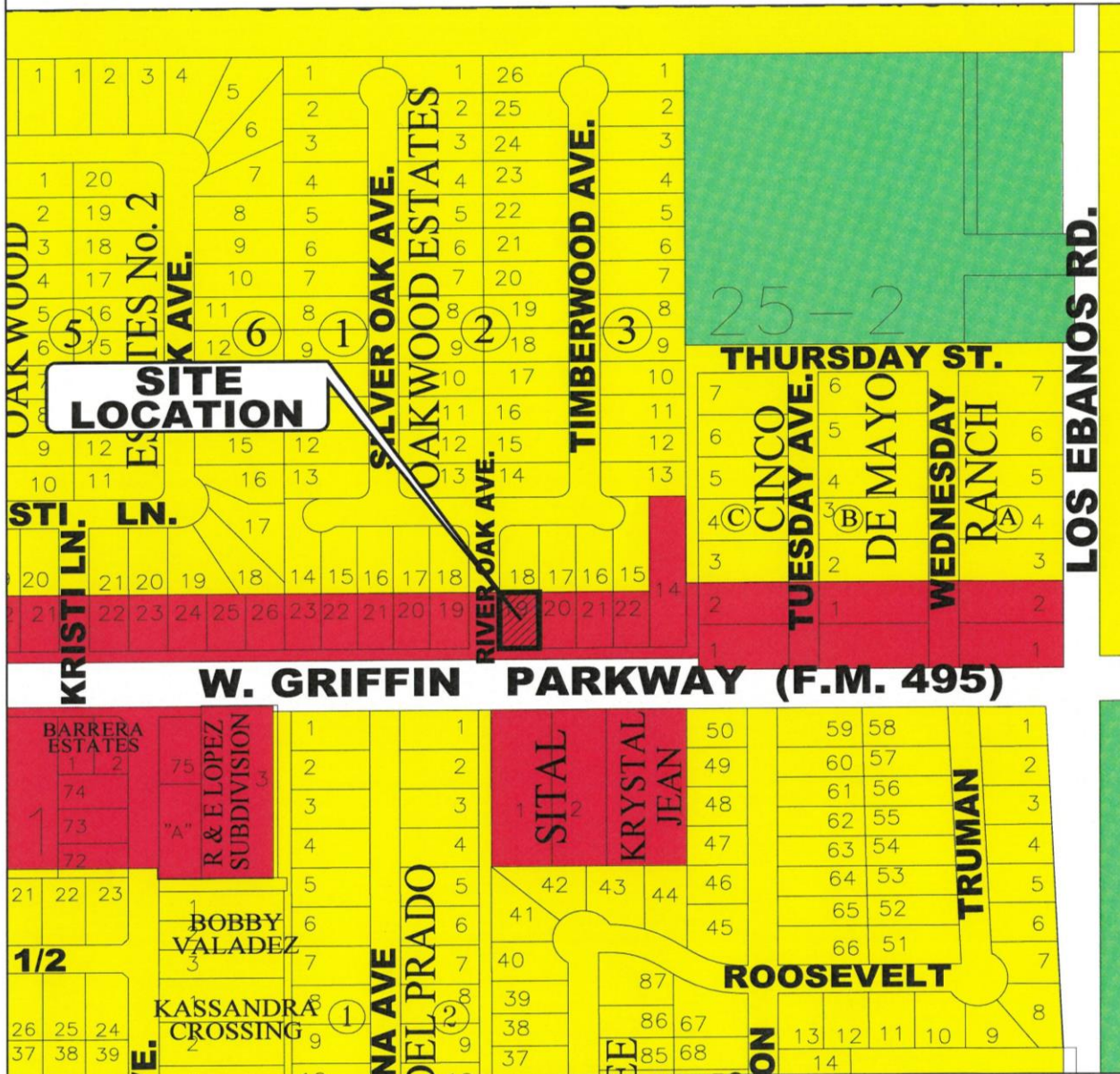
I, John W. Shields, Registered Public Surveyor, do hereby certify that the accompanying Map was prepared by me from surveys made by me on the ground of the property therein described, December 8, 1878, Mexico, Texas.



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	name	addrDelive	addrCity	addrState	addrZip
250376	NAVARRO ADRIANNA M & MARIA G	2401 SILVER OAK	MISSION	TX	78574-2578
686138	LITTLE CLUB YOUTH FOUNDATION	1605 W GRIFFIN PKWY	MISSION	TX	78572
686137	LITTLE CLUB YOUTH FOUNDATION	1605 W GRIFFIN PKWY	MISSION	TX	78572
250427	GUTIERREZ JUAN JOSE III	2116 ROMAN ST	MISSION	TX	78573-8204
250428	GRACIA SERGIO HOMERO CERDA & NALLELY CERDA	1907 S 48TH LN	MCALLEN	TX	78503-0023
250426	SANCHEZ HOMES INC	6901 W INTERSTATE HWY 2	MISSION	TX	78572-1868
250429	ADAME JUAN ANTONIO	1811 W 30TH ST	MISSION	TX	78574-8289
250379	JNG1422 LLC	1210 ZARATE ST	SAN JUAN	TX	78589-3881
250422	TRONCOSO OLGA	2406 TIMBERWOOD AVE	MISSION	TX	78574-2502
250423	LONGORIA GLORIA A	2404 TIMBERWOOD AVE	MISSION	TX	78574-2502
250374	LOZANO NOEMI	2405 SILVER OAK AVE	MISSION	TX	78574-2578
250377	BRISENO MARGIE J	1805 W 21ST ST	MISSION	TX	78572-0716
250375	RAMON ROGELIO R & SANDRA K SANCHEZ	2403 SILVER OAK AVE	MISSION	TX	78574-2578
250378	SALINAS SERGIO	2503 SEQUOIA DR	MISSION	TX	78572-4712
250394	GARCIA IRENE	710 BLUE QUAIL	LYTLE	TX	78052
250425	MENDOZA EDUARDO	2400 TIMBERWOOD AVE	MISSION	TX	78574-2502
250395	GARCIA EMILIO Jr	2401 TIMBERWOOD AVE	MISSION	TX	78574-2501
250424	GARZA MAGDALENA	2402 TIMBERWOOD	MISSION	TX	78574-2502
715668	LITTLE CLUB YOUTH FOUNDATION	1605 W GRIFFIN PKWY	MISSION	TX	78572
133341	CANO ENRIQUE	2034 PENA ST	MISSION	TX	78572-7524
133342	SANDOVAL JOEL & YOLANDA	2032 PENA ST	MISSION	TX	78572-7524
250421	ROSAS ANDRES E & NELLY M	4405 SANTA LYDIA	MISSION	TX	78572-9636