



MEETING DATE: November 5, 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") and Townhouse Residential District ("R-1T") to General Business District ("C-3"), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 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.
- November 5, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- December 9, 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") and Townhouse Residential District ("R-1T") to General Business District ("C-3") for a commercial development at the site.
- The tract of land has 2.0992 acres in area and measures 318 feet along Griffin Parkway and has a depth of 298 feet.
- The surrounding zones are Single family Residential District (R-1) and Neighborhood Commercial District (C-2) to the North, Townhouse Residential District (R-1T) to the East, Townhouse Residential District (R-1T) to the South and Multi-family Residential (R-3) and Agricultural Open Interim District (AO-I) to the West.
- The surrounding land uses include the Shary Municipal Golf Course to the South, townhouse residential to the East, Single-family homes, Grooming Pet Salon and Amber Lyn Fitness Studio to the North and an apartment complex to the West.
- There are two vacant houses at the site.
- The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for medium density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses.
- Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

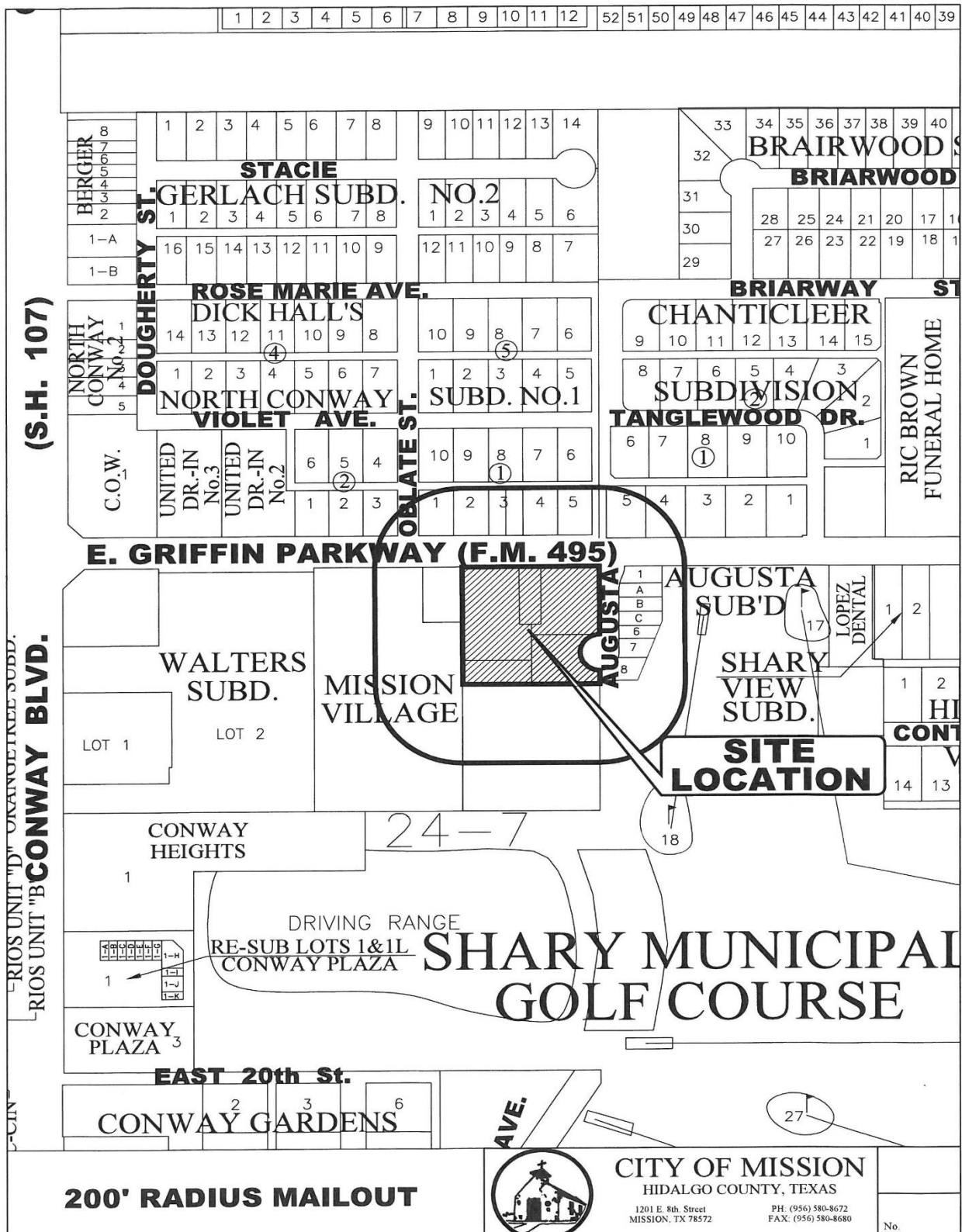
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____	AYES
_____	NAYS
_____	DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

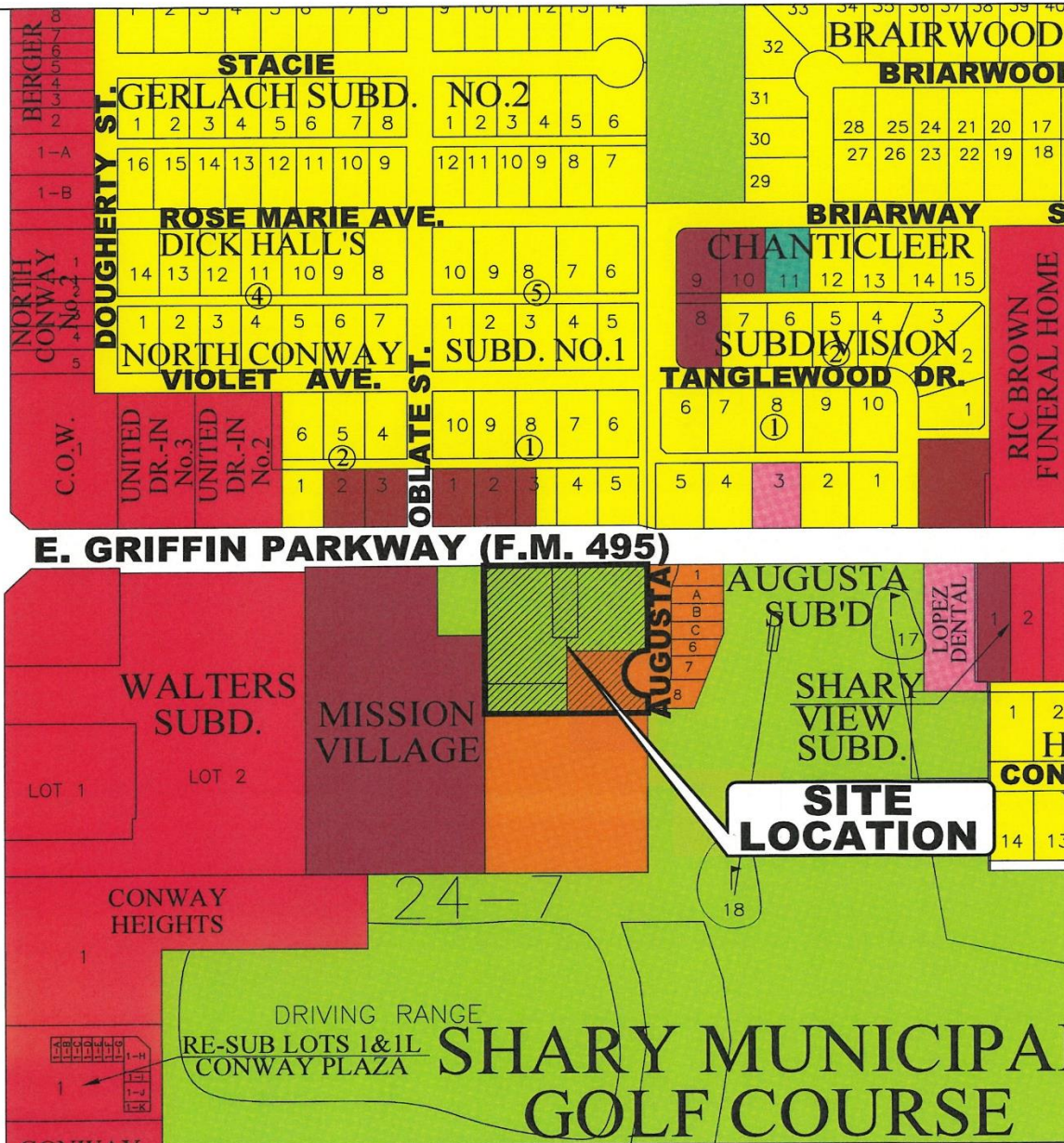
No.

ZONING MAP



(S.H. 107)

RIOS UNIT "D" ORANGETREE SUBD.
RIOS UNIT "B" CONWAY BLVD.



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



PROPERTY SURVEY

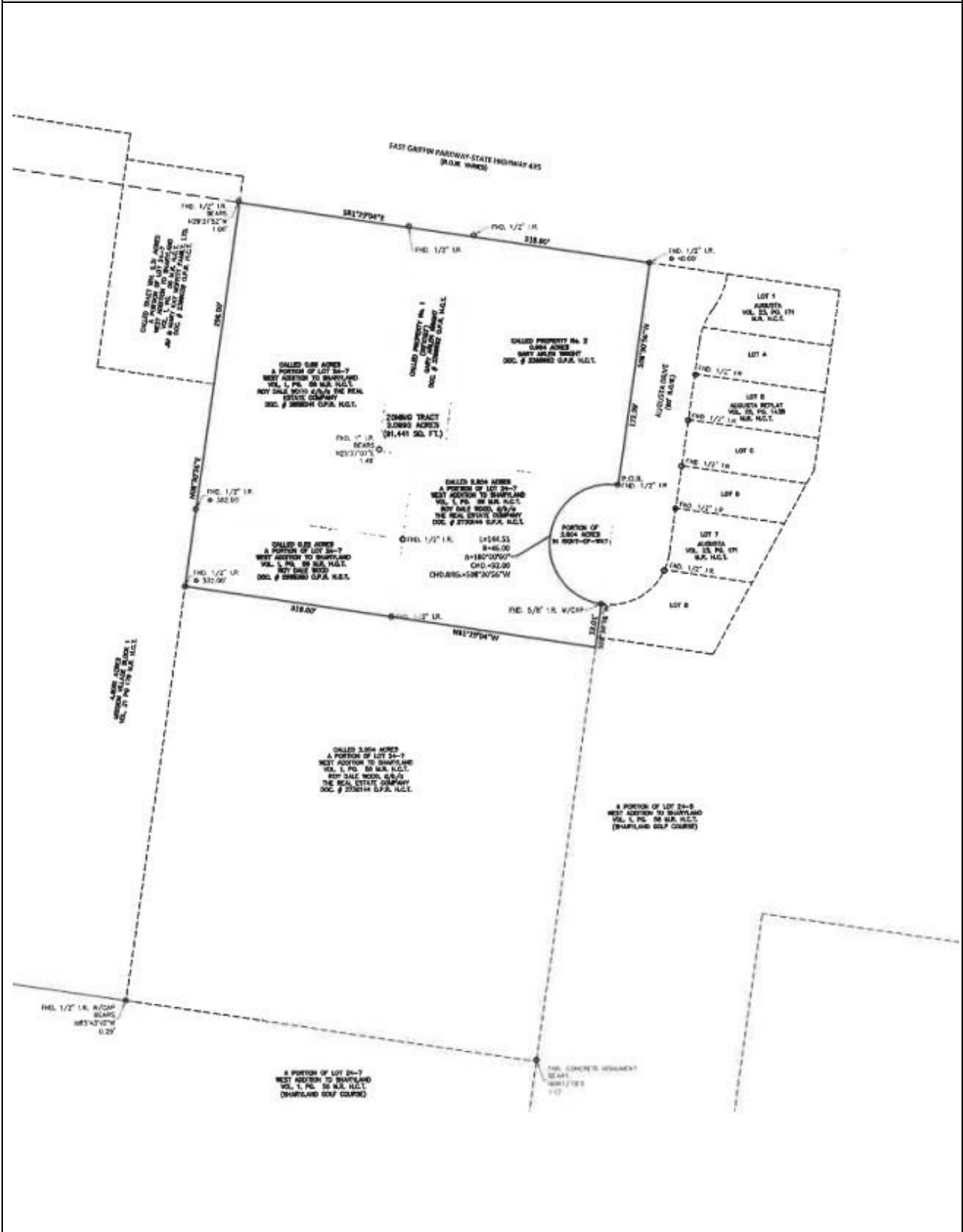
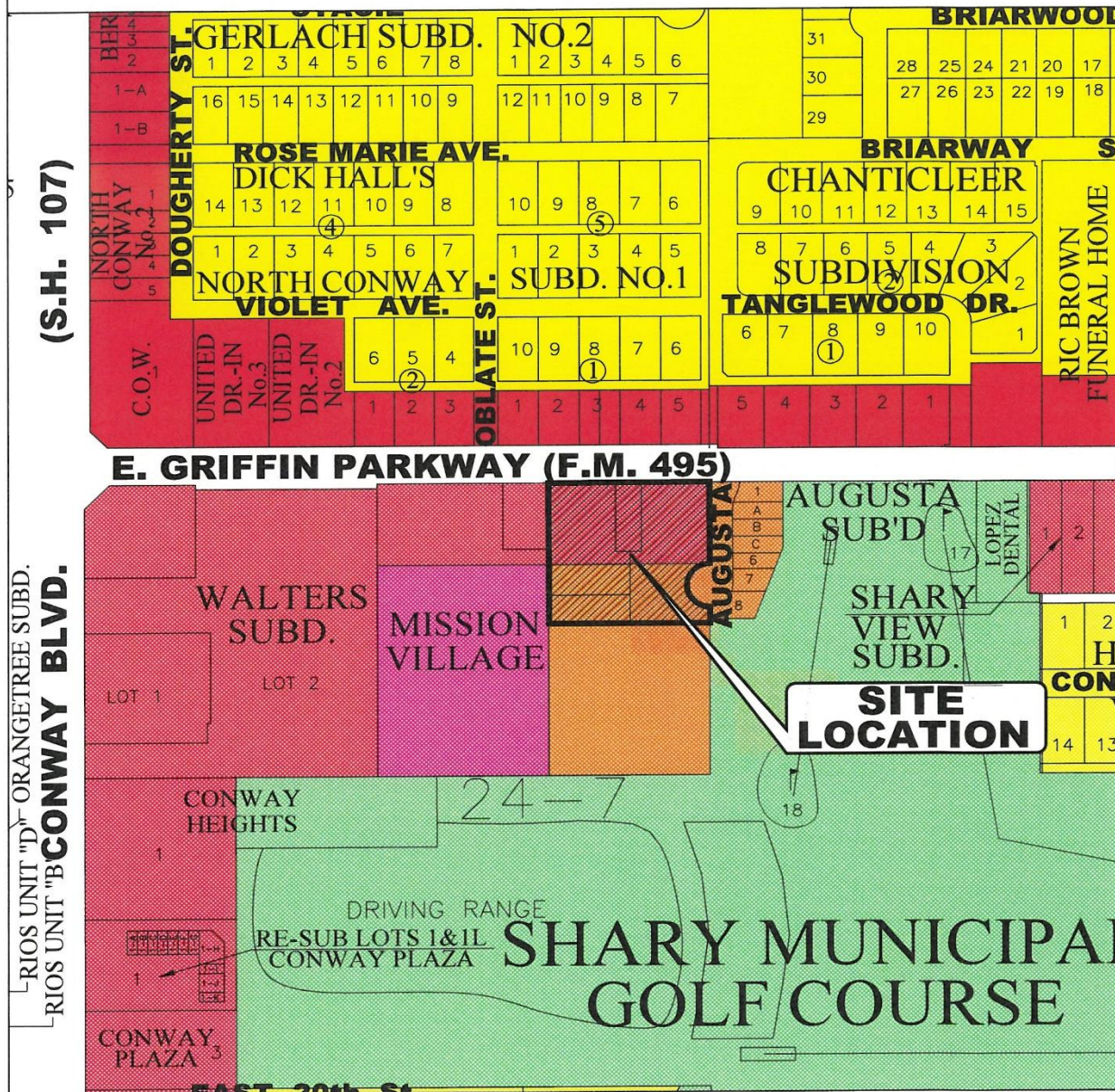


PHOTO OF THE SUBJECT PROPERTY





	- 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
247220	DEL BARRIO ANTONIA	409 E GRIFFIN PKWY	MISSION	TX	78572-2915
247219	SALINAS FRANCISCO GARZA	405 E GRIFFIN PKWY	MISSION	TX	78572-2915
247218	RODRIGUEZ APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
457982	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
119196	CORNEJO NANCY PARKER & FRANCISCO J CORNEJO	2208 ROYAL PALM DR	MISSION	TX	78572-3007
134078	ENRIQUEZ AUSTIN JAE	411 E GRIFFIN PKWY AVE	MISSION	TX	78572-2915
134077	CANTU GREGORIO ALBERTO	1317 PAMELA DR	MISSION	TX	78572-4353
247217	MISSION INVESTMENT	1901 ROYAL PALM DR	MISSION	TX	78572-2939
247227	CENTRAL AUTO SALES LLC	1617 PEBBLE DR	MISSION	TX	78574-3521
119198	SANCHEZ ALEXANDER A & RACHEL M BERGER SANCHEZ	2210 AUGUSTA DR	MISSION	TX	78572-2994
119199	BLACKWOOD HELEN C	2222 AUGUSTA DR	MISSION	TX	78572-2994
119191	VAZQUEZ MARIA L A/K/A BRISENO	2224 AUGUSTA DR	MISSION	TX	78572-2994
119200	SARNO MARIA LUISA & NANCY GEORGINA DILLON PARKER CORNEJO	2214 AUGUSTA DR	MISSION	TX	78572
119201	CASANOVA ROSA IRENE	2218 AUGUSTA DR	MISSION	TX	78572-2994
119197	SARNO MARIA LUISA	2214 AUGUSTA DR	MISSION	TX	78572-2994
316929	WOOD ROY DALE	4425 N MCCOLL ROAD	MCALLEN	TX	78504-2464
316928	WRIGHT GARY ARLEN & LINDA WRIGHT BAKER	7910 SHARPCREST	HOUSTON	TX	77036-6448
503756	WOOD ROY DALE	4425 N MCCOLL	MCALLEN	TX	78504-2464
316924	WOOD ROY DALE	4425 N MCCOLL ROAD	MCALLEN	TX	78504-2464
316923	JIM & MARY KAY MOFFITT FAMILY LTD	1128 PECAN BLVD	MCALLEN	TX	78501-7872
240906	MISSION VILLAGE LTD	6800 PARK TEN BLVD	SAN ANTONIO	TX	78213-4235
316930	WRIGHT GARY ARLEN & LINDA WRIGHT BAKER	7910 SHARPCREST	HOUSTON	TX	77036-6448
316922	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
457982	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
130478	TRADEWINDS DEV INC	PO BOX 184	MCALLEN	TX	78505-0184