



MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request for Tract 1, a tract of land containing 5.182 acres, from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), and Tract 2, a tract of land containing 4.210 acres, from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), both out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of West Griffin Parkway approximately 112 feet East of Holland Avenue. Applicant: 3BU Family Limited Partnership - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 19, 2025 – Application for rezoning submitted for processing.
- June 4, 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.
- June 18, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 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") and Townhouse Residential District ("R-1T") to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately to the south. The developer is proposing a public street to connect the proposed townhomes to West Griffin Parkway.
- Tract 1 measures 691.9 feet along West Griffin Parkway and has a depth of 330 feet along the east side and 311.82 feet along the West side for a total area of 5.182 acres. Tract 2 measures 691.25 feet East to West and has a depth of 250 feet along the east side and 270 feet along the West side for a total area of 4.21 acres.
- The surrounding zones are Single Family Residential District ("R-1") to the South, Agricultural Open Interim District ("AO-I") to the West, General Business District ("C-3") to the North, and General Business District ("C-3") and Multi-family Residential District ("R-3") to the East.
- The existing land uses are: a large commercial plaza and Delia's tamales to the North, a vacant tract to the west, The Northside single-family subdivision to the South and Elizondo's Plumbing to the East. The subject property has an abandoned home with an abandoned large shed in the back.
- The Future Land Use Map shows the subject property (Tract 1) as General Commercial and (Tract 2) as Low-Density Residential. Even though the requested rezoning for Tract 2 of the rezoning is not considered low-density residential, townhouses are an acceptable transition from commercial land uses to low-density residential land uses.

- Notices were mailed to 30 surrounding property owners. Planning staff received one phone with concerns about lack of maintenance (high weeds) in the property.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning requests.

RECORD OF VOTE:

APPROVED: _____

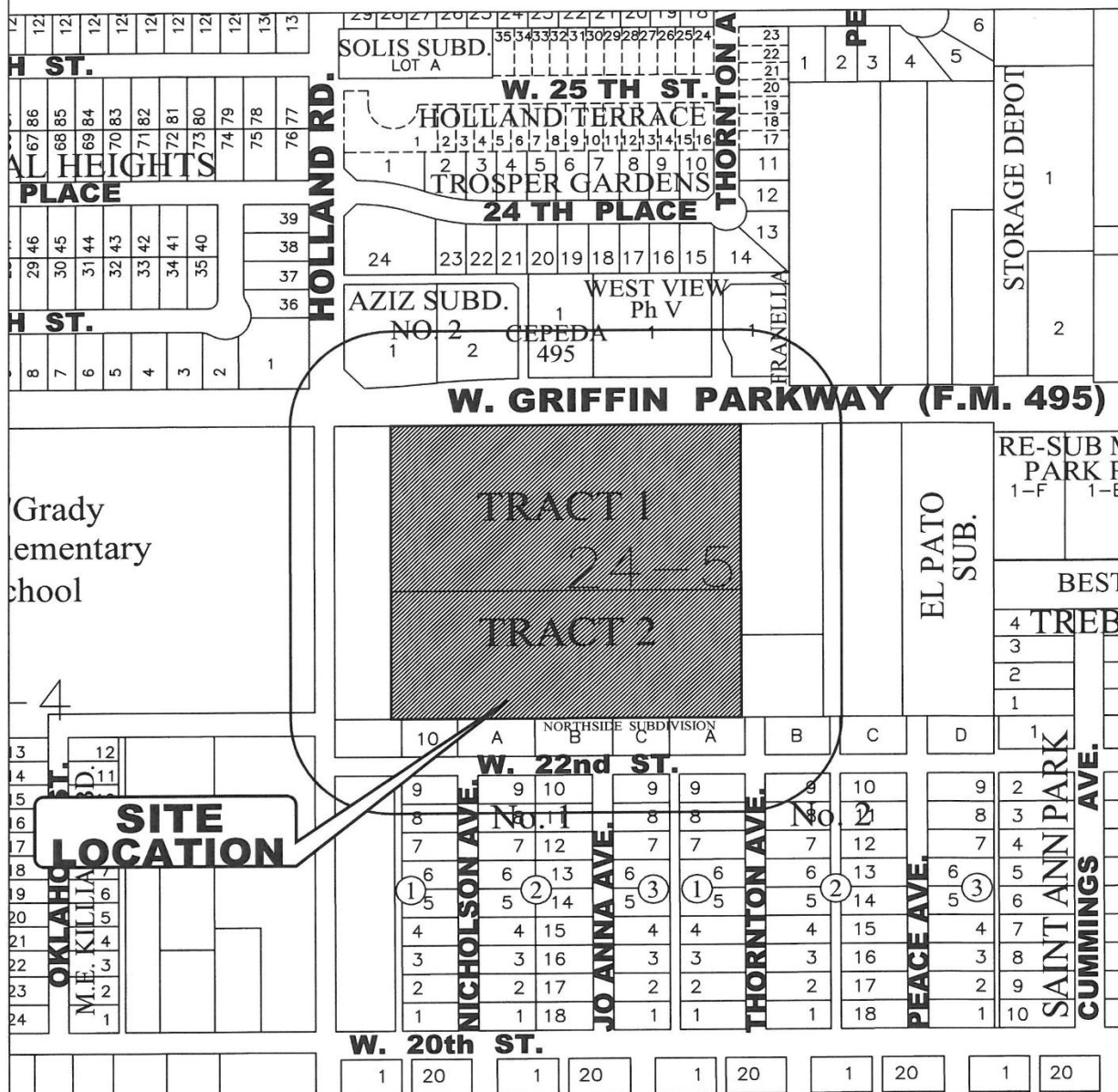
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

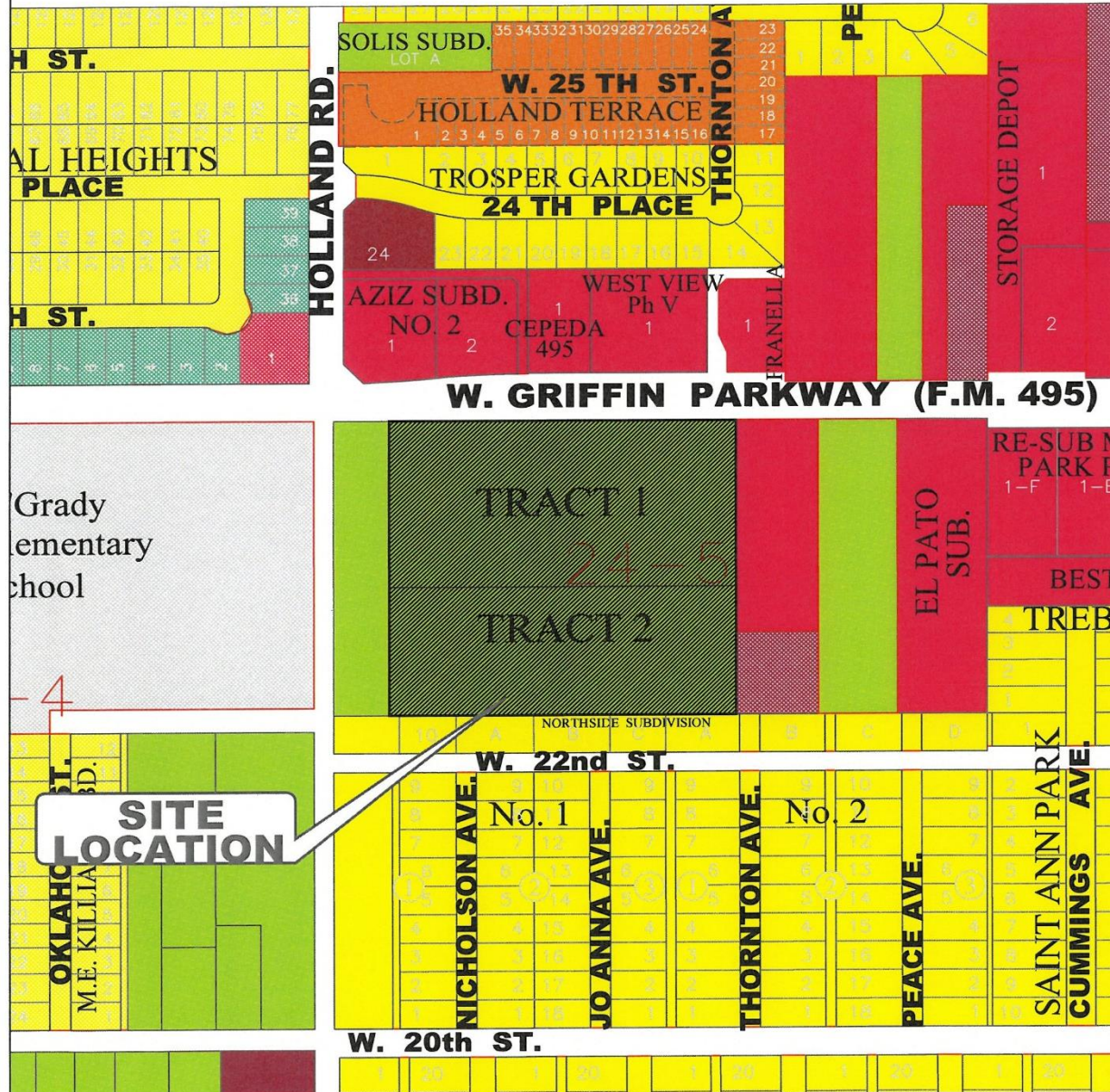
_____ DISSENTING _____



200' RADIUS MAILOUT



ZONING MAP



SITE LOCATION

ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-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

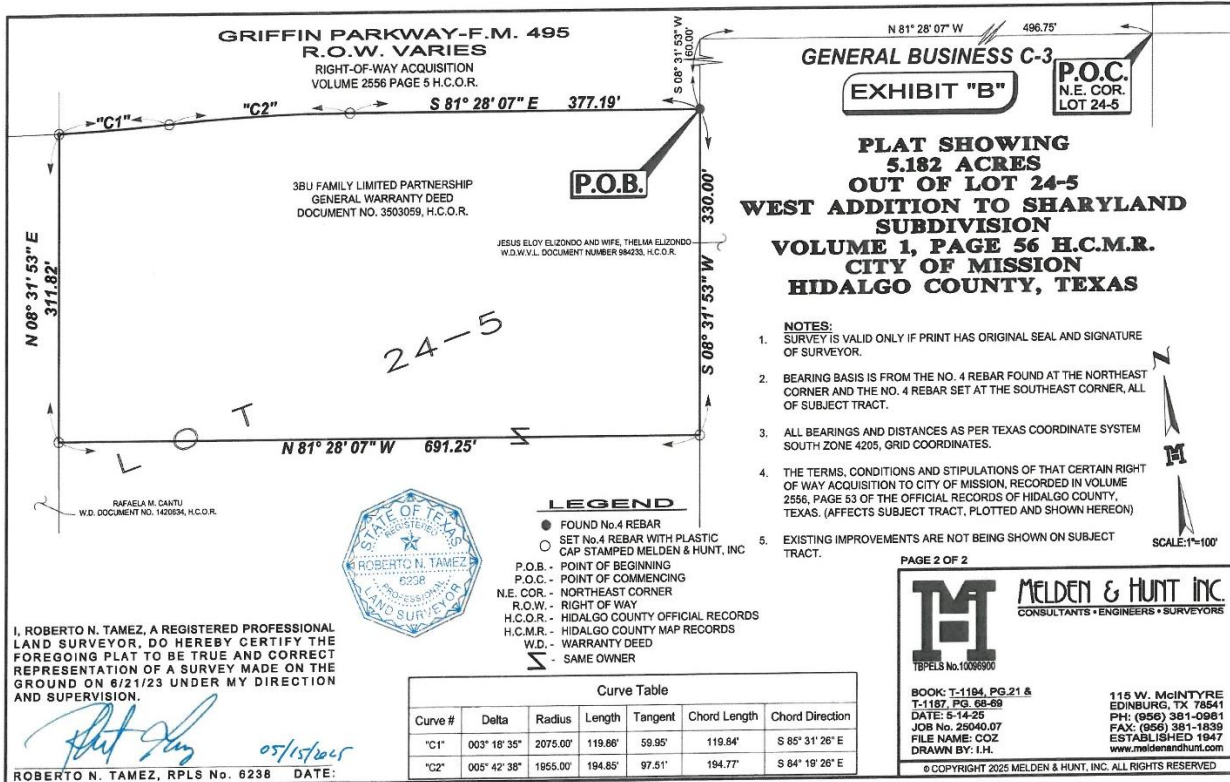


SCALE: 1"=300'

AERIAL



PROPERTY SURVEY FOR TRACT 1



PROPERTY SURVEY FOR TRACT 2

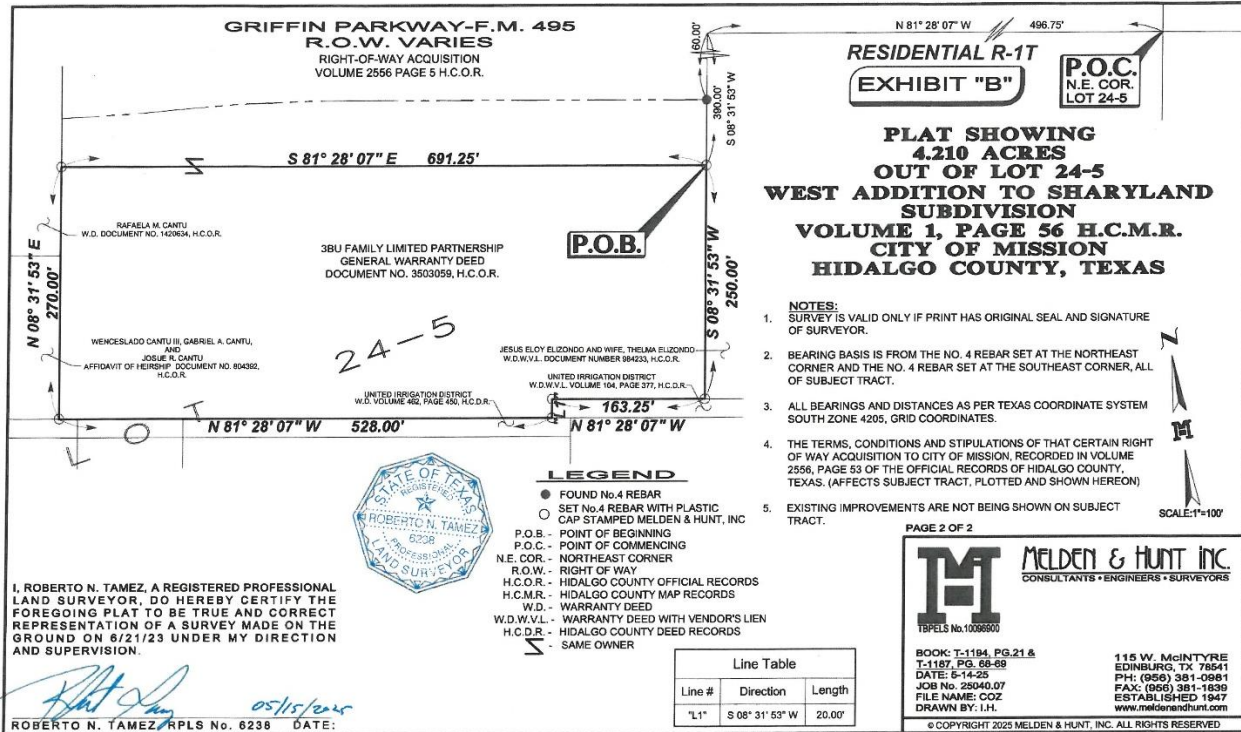


PHOTO OF THE SUBJECT PROPERTY



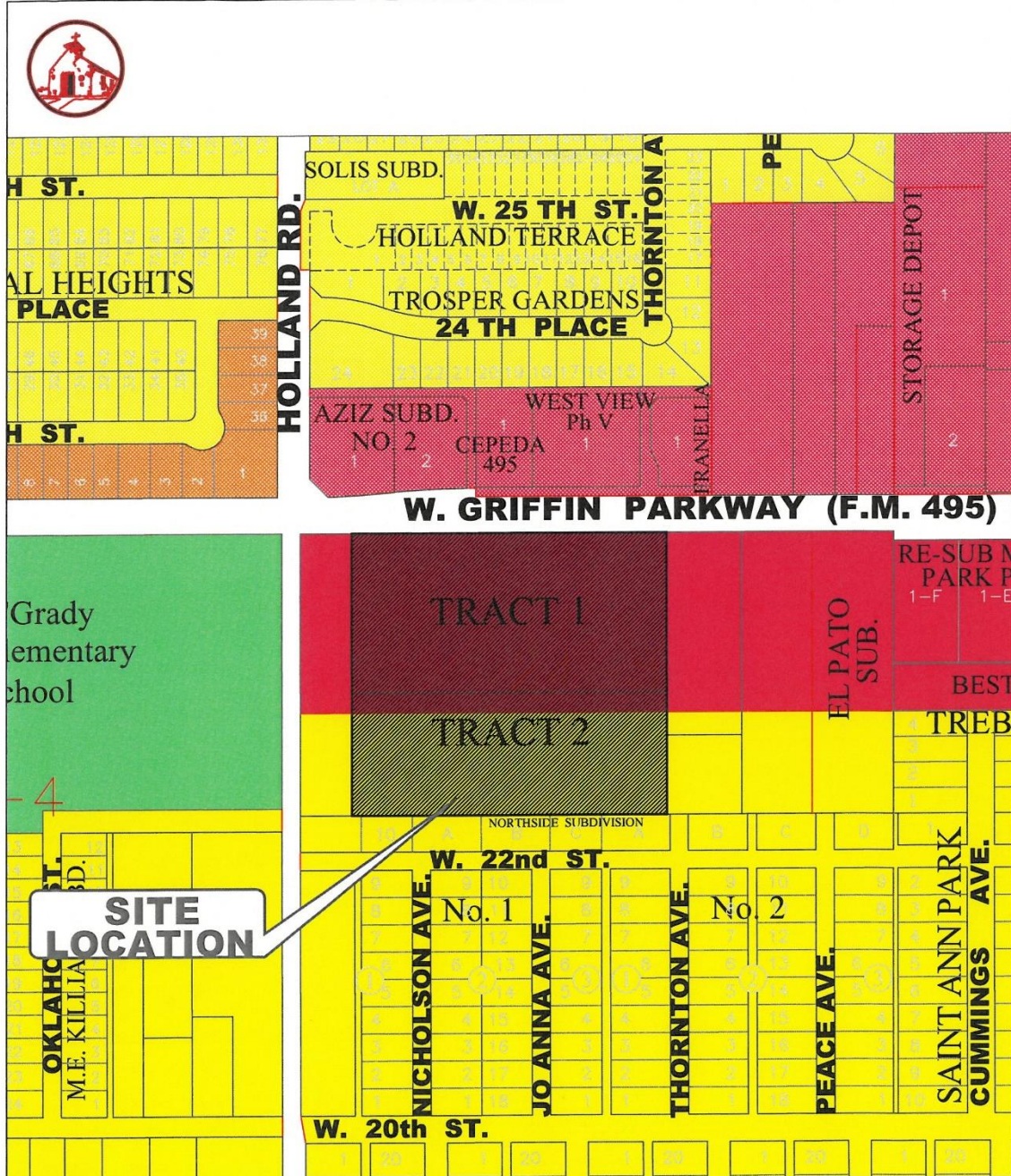
PHOTO OF THE SUBJECT PROPERTY



PHOTO OF THE SUBJECT 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 |



SCALE: 1"=300'

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
316906	VENECIA FRANK JR	2018 N HOLLAND AVE	MISSION	TX	78572-2733
815012	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
134439	AE HOLDINGS LTD	425 CHULA VISTA ST	MCALLEN	TX	78501-1121
249422	VERA ROBERTO JR & ELIZABETH MONTOYA	1515 E 28TH ST	MISSION	TX	78574-4037
249423	VEGA HECTOR & JANICE	2020 JOANNA AVE	MISSION	TX	78572-2737
249443	MUNGUIA JUAN F & JUANITA	2014 THORNTON ST	MISSION	TX	78572-2745
249444	HERNANDEZ DIANA	2016 THORNTON ST	MISSION	TX	78572-2745
249434	RIVERA GERARDO & AMANDA J	PO BOX 2417	MISSION	TX	78573
249400	TANGUMA CELESTINA	2019 N NICHOLSON AVE	MISSION	TX	78572-2740
316984	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
580349	7- ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
580350	CEPEDA FLUMENCIO	6717 N BENTSEN RD	MCALLEN	TX	78504-9478
316905	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316901	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
316897	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316896	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316898	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
249424	HERNANDEZ JOSE C & ADELINA	708 W 22ND ST	MISSION	TX	78572-2729
249426	CANO HECTOR JAVIER	612 W 22ND ST	MISSION	TX	78572-2723
249425	GAMBOA GUSTAVO	704 W 22ND ST	MISSION	TX	78572-2729
249463	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALLEN	TX	78505-2103
249464	EBANOS ROAD IGLESIA DE CRISTO	8300 N TAYLOR UNIT 3	MCALLEN	TX	78504
249399	GARCIA ARGELIA & CRISOFORO DE HOYOS	2915 CRISANTEMA ST	MISSION	TX	78574-5034
249401	CARDENAS ROSELINDA	712 W 22ND ST	MISSION	TX	78572-2729
249409	SANCHEZ JOSE ALBERTO	2018 NICHOLSON AVE	MISSION	TX	78572-2741
249410	GAMBOA GUSTAVO JR & ANGEL G	2017 JOANNA AVE	MISSION	TX	78572-2736
316902	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
316890	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316893	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
316892	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
1069238	LUBIN PROPERTIES LLC	PO BOX 2978	MCALLEN	TX	78502-2978
1238559	CEPEDA FLUMENCIO JR & MARIA E &	6717 N BENTSEN RD	MCALLEN	TX	78504