

AGENDA ITEM & RECOMMENDATION SUMMARY

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.

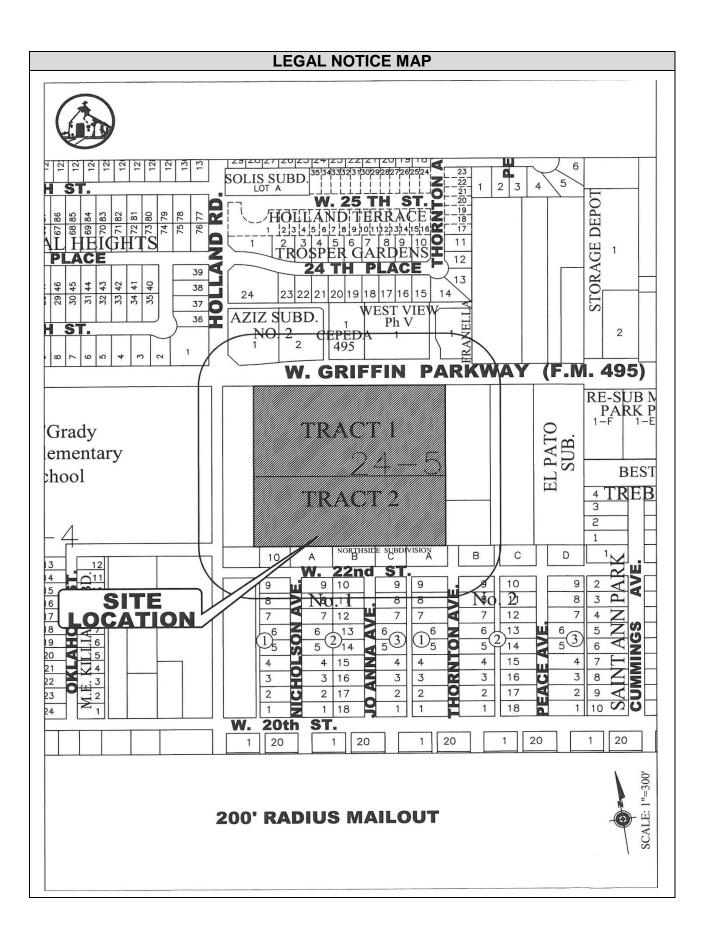
Summary:

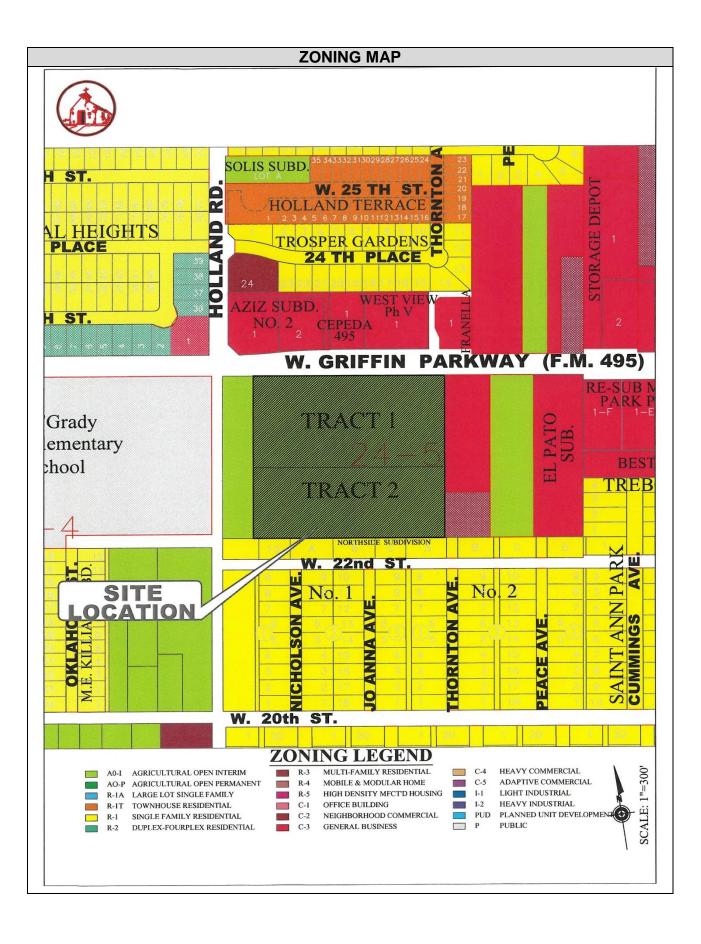
- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") and Townhouse Residential District ("R-1T) to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately 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.

	oncerns about lack of maintenance (high weeds) in the property.
STAFF R	RECOMMENDATION:

RECORD OF VOTE:	APPROVED: DISAPPROVED: TABLED:	
AYES		
NAYS		
DISSENTING		

Staff recommends approval to the rezoning requests.





AERIAL



PROPERTY SURVEY FOR TRACT 1 GENERAL BUSINESS C-3 P.O.C. N.E. COA. TOT 24-5 GRIFFIN PARKWAY-F.M. 495 R.O.W. VARIES RIGHT-OF-WAY ACQUISITION VOLUME 2586 PAGE 5 H.C.O.R. S 81° 28' 07" E 377.19 LOT 24-5 "C1" PLAT SHOWING 5.182 ACRES OUT OF LOT 24-5 3BU FAMILY LIMITED PARTNERSHIP GENERAL WARRANTY DEED DOCUMENT NO. 3503059, H.C.O.R. P.O.B. dwg\COZ.dwg. 5/14/2025 9:53:33 AM, Survey Dept KONICA MINOLTA C450 WEST ADDITION TO SHARYLAND SUBDIVISION VOLUME 1, PAGE 56 H.C.M.R. CITY OF MISSION HIDALGO COUNTY, TEXAS 311.82 S 08° 31' 53" W 24-5 NOTES: SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE BEARING BASIS IS FROM THE NO. 4 REBAR FOUND AT THE NORTHEAST CORNER AND THE NO. 4 REBAR SET AT THE SOUTHEAST CORNER, ALL OF SUBJECT TRACT. T ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES. N 81° 28' 07" W 691.25 THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RIGHT OF WAY ACQUISITION TO CITY OF MISSION, RECORDED IN YOLUME 2556, PAGE 50 THE OFFICIAL RECORDS OF HIDALGS COUNTY, TEXAS. (AFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON) LEGEND RAFAELA M. CANTU W.D. DOCUMENT NO. 1420634, H.C.O.R. FOUND No.4 REBAR SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC. P.O.B. - POINT OF EGISINING P.O.C. - POINT OF COMMENCING N.E. COR. - NORTHEAST CORNER R.O.W. - RIGHT OF WAY H.C.C.R. - HIDALGO COUNTY OFFICIAL RECORDS H.C.C.R. - HIDALGO COUNTY OFFICIAL RECORDS W.D. - WARRANTY OEED T. - SAME OWNER ERTO N. TAME MELDEN & HUNT INC I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 8/21/23 UNDER MY DIRECTION AND SUPERVISION.

Curve Table

Delta

05/15/2015

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

"C1" 003* 18' 35" 2075.00' 119.86' 59.95'

"C2" 005° 42' 38" 1955.00' 194.85' 97.51'

Radius Length Tangent Chord Length Chord Direction

119.84

S 85° 31' 26" E

S 84° 19' 26" E

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PROPERTY SURVEY FOR TRACT 2 GRIFFIN PARKWAY-F.M. 495 R.O.W. VARIES N 81° 28' 07" W 496.75' RESIDENTIAL R-1T P.O.C. N.E. COR. LOT 24-5 RIGHT-OF-WAY ACQUISITION VOLUME 2556 PAGE 5 H.C.O.R. 390.00° S 08° 31′ 53″ W EXHIBIT "B" PLAT SHOWING 4.210 ACRES OUT OF LOT 24-5 S 81° 28' 07" E 691.25' WEST ADDITION TO SHARYLAND SUBDIVISION dwg\COZ.dwg, 5/14/2025 9:55:18 AM, Survey Dept KONICA MINOLTA C RAFAELA M. CANTU W.D. DOCUMENT NO. 1420634, H.C.O.R. VOLUME 1, PAGE 56 H.C.M.R. CITY OF MISSION HIDALGO COUNTY, TEXAS \$ 08° 31' 53" W 250.00' P.O.B. ш 3BU FAMILY LIMITED PARTNERSHIP . 53* GENERAL WARRANTY DEED DOCUMENT NO. 3503059, H.C.O.R. 270.0 NOTES: SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. 24-5 .80 WENCESLADO CANTU III, GABRIEL A. CANTU, AND JOSUE R. CANTU FFIDAVIT OF HEIRSHIP DOCUMENT NO. 804362, H.C.O.R. BEARING BASIS IS FROM THE NO. 4 REBAR SET AT THE NORTHEAST CORNER AND THE NO. 4 REBAR SET AT THE SOUTHEAST CORNER, ALL OF SUBJECT TRACT. JESUS ELOY ELIZONDO AND WIFE, THELMA ELIZO W.D.W.V.L. DOCUMENT NUMBER 984233, H.C.O.R. UNITED IRRIGATION DISTRICT W.D.W.V.L. VOLUME 104, PAGE 377, H.C.D.R. UNITED IRRIGATION DISTRICT W.D. VOLUME 462, PAGE 450, H.C.D.R. ► 163.25' ← N 81° 28' 07" W ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES. N 81° 28' 07" W 528 00 THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RIGHT OF WAY ACQUISITION TO CITY OF MISSION, RECORDED IN YOULDME 2556, PAGE 53 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY. TEXAS. (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON) LEGEND P.O.B. POINT OF BEGINNING P.O.C. POINT OF BEGINNING P.O.C. POINT OF COMMERCING R.O.W. RIGHT OF WAY H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS W.D. WARRANTY DEED WITH VENDOR'S LIEN H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS W.D. WARRANTY DEED WITH VENDOR'S LIEN H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS W.D. WARRANTY DEED WITH VENDOR'S LIEN H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS W.D. WARRANTY DEED WITH VENDOR'S LIEN H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS LIEN TO THE WARRANTY DEED WITH VENDOR'S LIEN H.C.D.R. HIDALGO COUNTY DEED RECORDS LIEN TABLE LIEN TABLE BOOKET-1194, PG-214 T1167, PG-66-98 T11167, PG-66-98 X MELDEN & HUNT INC. I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON \$/21/23 UNDER MY DIRECTION AND SUPERVISION. BOOK: T-1184, PG.21 & T-1187, PG. 68-69 DATE: 5-14-25 115 W. McINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 ESTABLISHED 1947 www.meldenendburt.com That of Line Table

Direction Length

"L1" S 08° 31' 53" W 20.00"

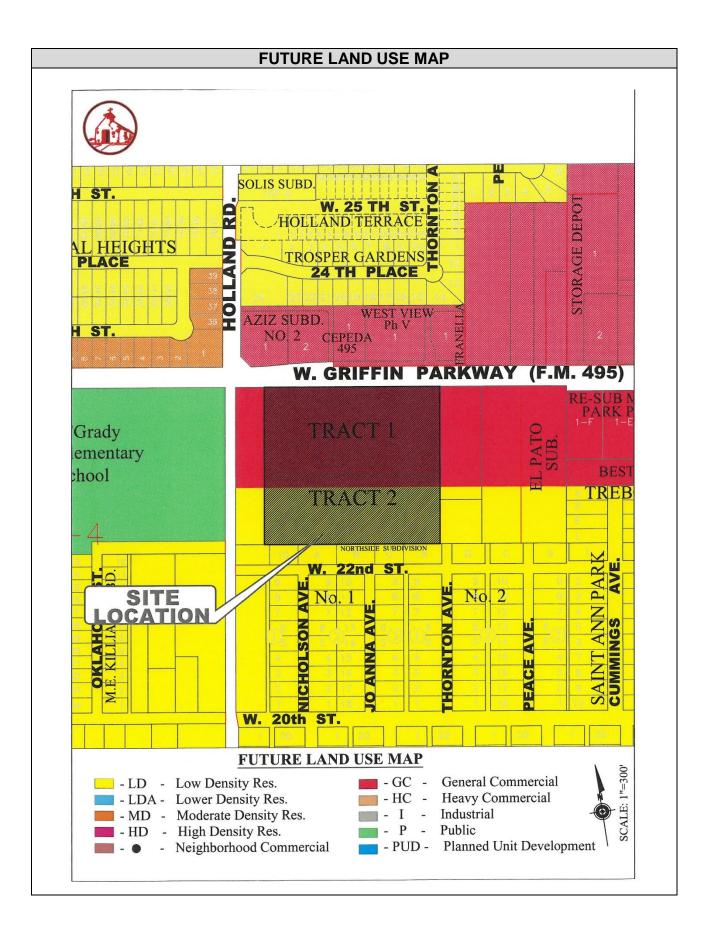
Line#

ROBERTO N. TAMEZ RPLS No. 6238 DATE:

PHOTO OF THE SUBJECT PROPERTY







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>	<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