



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 from Office Building District ("C-1") to General Business District ("C-3") for a 2.50-acre tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located along the West side of Conway Avenue approximately 1,170 feet South of West Mile 2 Road. Applicant: MAS Engineering, LLC - 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 Office Building District ("C-1") to General Business District ("C-3") to allow a commercial development at the site.
- The subject property has 110.08 feet of frontage along Conway Avenue, but the property widens to 248.08 feet at the rear. The subject property has a depth of 575.32 feet and a total area of 2.5 acres. The developer is processing a 2-lot subdivision with an access easement for the rear lot to have access to Conway Avenue.
- The surrounding zones are Single Family Residential District ("R-1") to the West, Mobile & Modular Home District to the South, Agricultural Open Interim (AO-I) to the East and Office Building District (C-1) and General Business District (C-3) to the North.
- The existing land uses are: a commercial plaza to the North with Donato Panaderia and Valley Pediatric Clinic, The Wagon City Mobile Home Subdivision to the South, the Mission North single-family subdivision to the west and a residential home in a large tract of land to the East.
- The Future Land Use Map shows the subject property designated for High Density Residential. Even though the requested rezoning is not in line with the Future Land Use Map designation, the property has frontage to Conway Avenue which is a major commercial thoroughfare. Due to the heavy traffic along Conway Avenue and based on the commercial zonings to the North of the property, staff believes that the property is in transition and recommends approval of the rezoning request.
- 62 legal notices were mailed to the surrounding property owners. Ms. Davis, the manager of the Wagon City Mobile Home Subdivision, called the Planning Department expressing concerns about the lack of maintenance of the subject property.

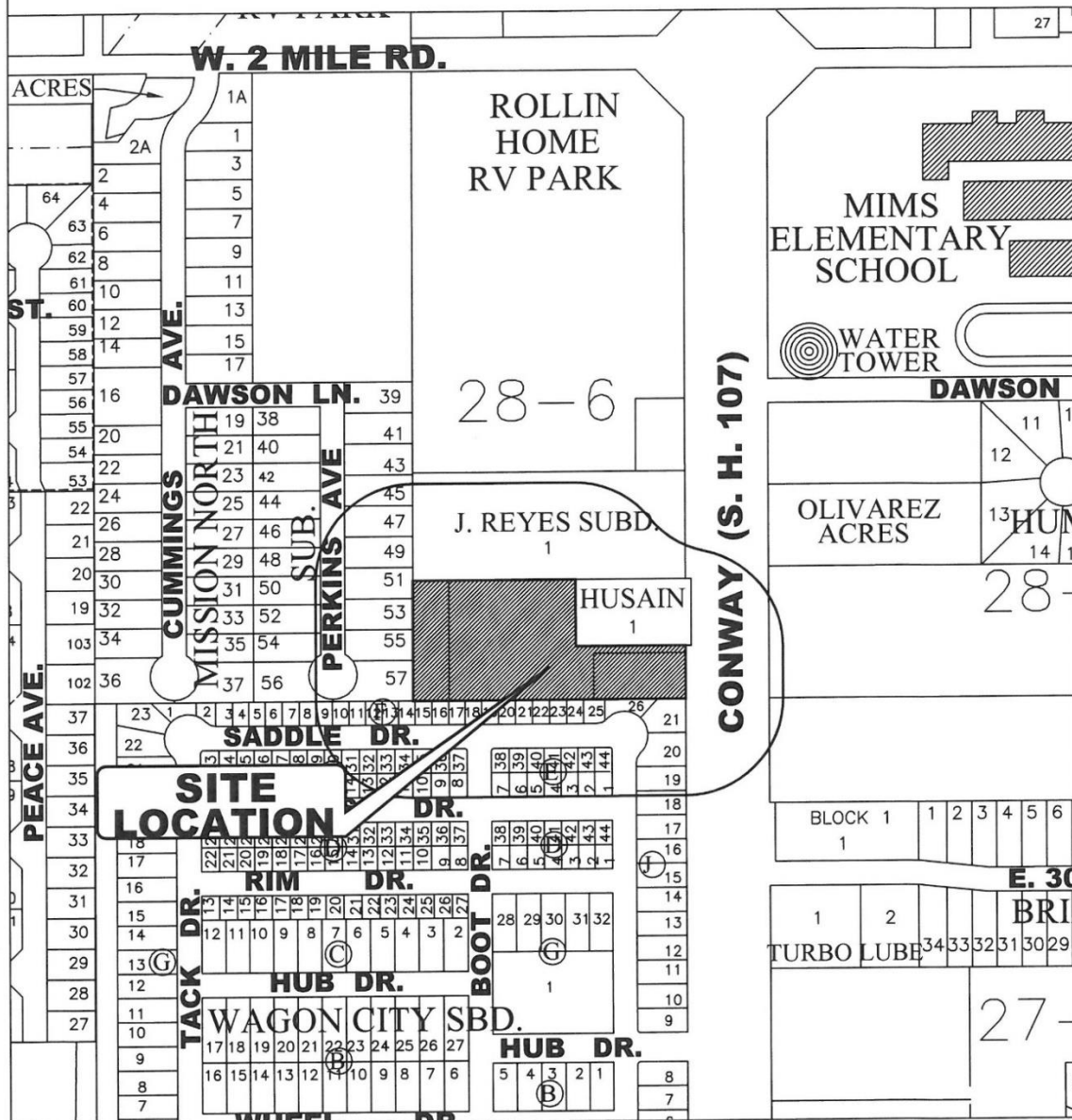
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____	AYES
_____	NAYS
_____	DISSENTING

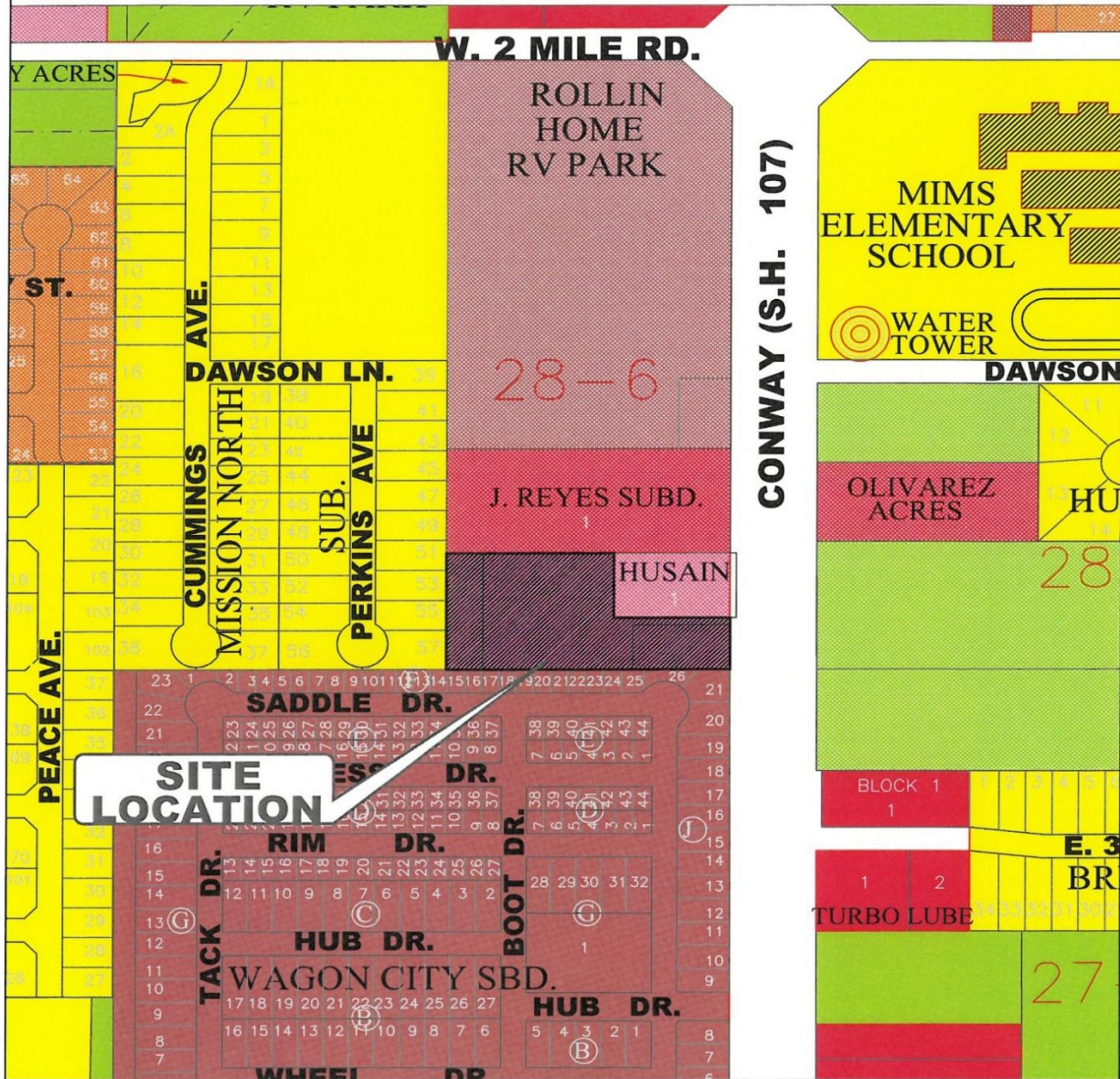
LEGAL NOTICE MAP



200' RADIUS MAILOUT



ZONING MAP



SITE LOCATION

ZONING LEGEND

- A0-I AGRICULTURAL OPEN INTERIM
- A0-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



AERIAL



PROPERTY SURVEY

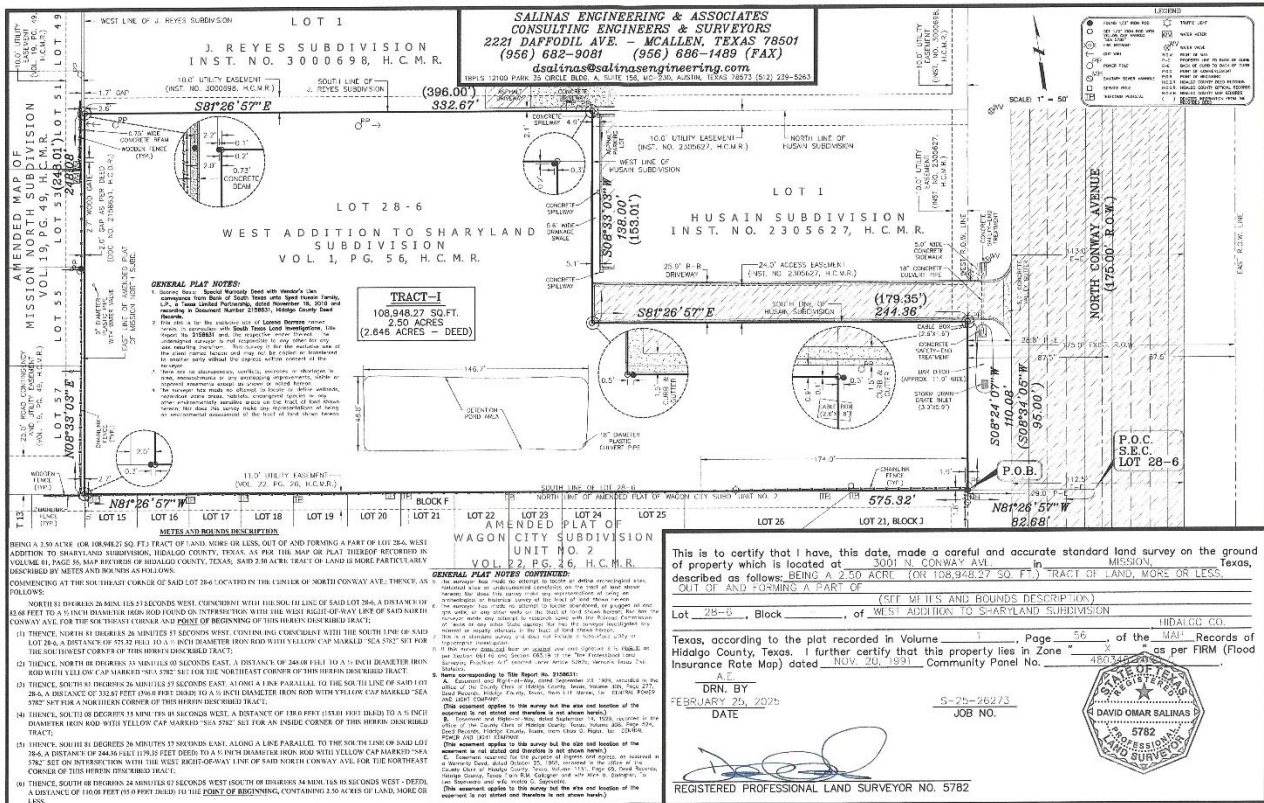
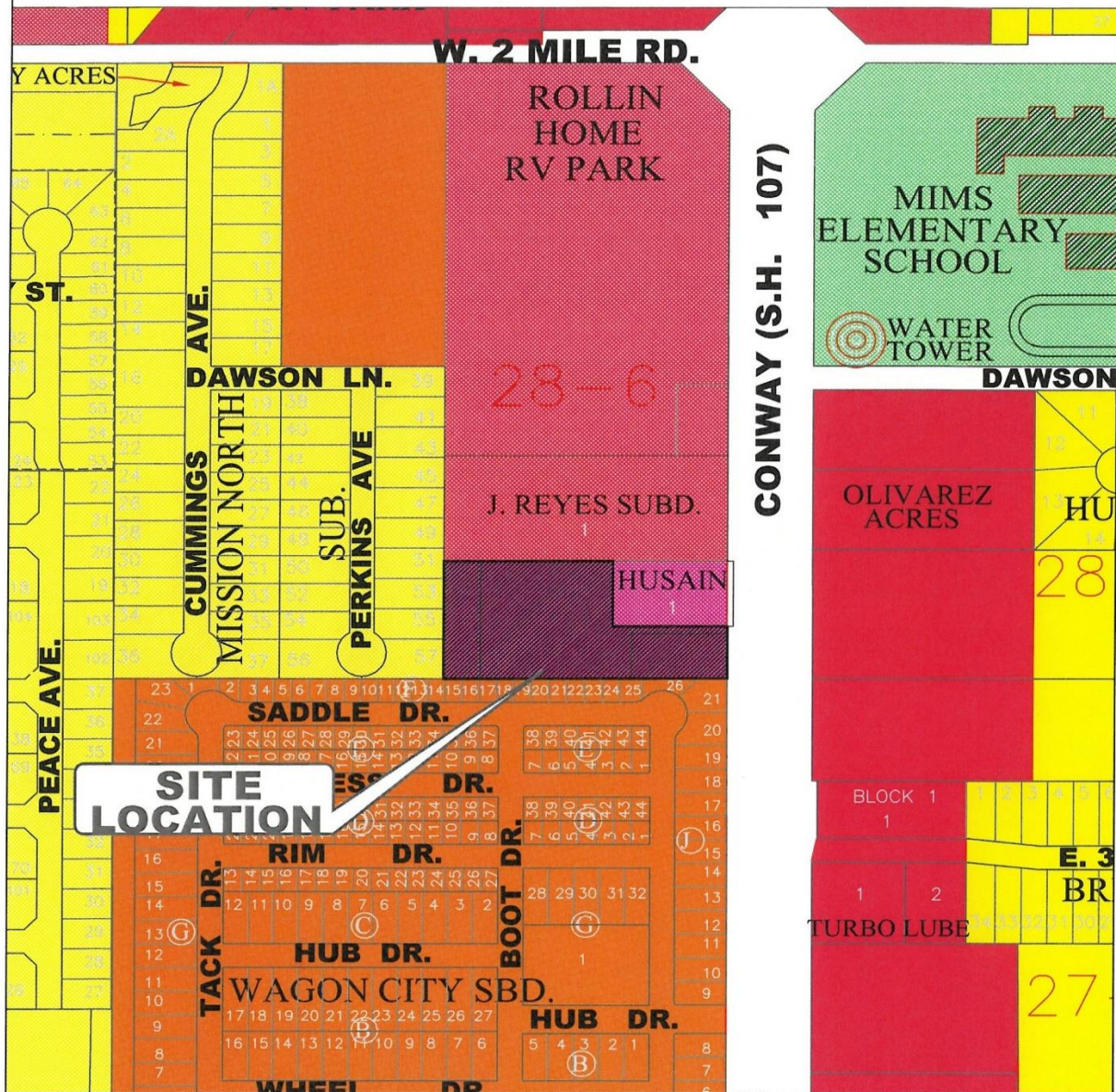


PHOTO OF THE SUBJECT PROPERTY



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 |



PERMITTED USES IN THE C-3 ZONING

GENERAL BUSINESS DISTRICT ("C-3")

PERMITTED USES

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

PERMITTED USES IN THE C-2 ZONING

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Business establishments such as banks, loan companies, insurance, and real estate offices
- Restaurants or bars
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317110	HEITSHUSEN GARTH	1935 TRIWAY LN	HOUSTON	TX	77043-2943
317109	HEITSHUSEN GARTH	1935 TRIWAY LN	HOUSTON	TX	77043-2943
317181	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
320046	MACMASTER JAMES W & DOLORES V	242 S EBERHART RD	BUTLER	PA	16001-2811
320047	SPAANS JAMES L & RENEE E	2905 N CONWAY AVE UNIT 55	MISSION	TX	78574-2128
319930	OLFERS DAVID H & LINDA G BYRD-OLFERS	14803 BOHEMIAN HALL DR	GROSBY	TX	77532-6048
319927	SANCHEZ THELMA	2905 NO CONWAY UNIT 70	MISSION	TX	78574-2129
319951	MG & VG LLC	530 S STATE HWY 336 NO 72 A	EDINBURG	TX	78539
319969	BAME MICHAEL & DENISE THOEN	51 ALLEN CIR	SUNRISE BEACH	MO	65079-7885
320045	HILL MIRIAM MAXINE	2905 N CONWAY NO 218	MISSION	TX	78574-2133
238747	LOPEZ DIANA S & SANTOS A MORENO JR	3005 PERKINS AVE	MISSION	TX	78574-2112
238743	SANCHEZ YOLANDA G	3009 N PERKINS AVE	MISSION	TX	78572
319973	GOMEZ JUANA L & ROSA RAYA	208 SADDLE DR	MISSION	TX	78572
319974	ERICKSON JIM & RITA	14642 OLD LAKE RD	PAYNESVILLE	MN	56362-4629
319954	KELLER HAROLD & LOIS	12255 U RD	HOYT	KS	66440-9102
319959	BAILEY MARCUS C & SHARON J	7784 HY 43	SENECA	MO	64865
319917	KRATZ MARVIN LEE & KATHRYN MARY	PO BOX 448	MANLY	IA	50456-0448
319976	AUTEN AVERY A JR & LYNDA K AUTEN TRUSTEES	300 E 5TH ST	HARTFORD	SD	57033-2227
319981	LYTLE JIM & ALICE	919 E MAIN ST	BATESVILLE	AR	72501-3441
319983	SNYDER HARRY L & KATHLEEN Y	2905 N CONWAY AVE UNIT 246	MISSION	TX	78574-2134
319970	LUHRS WILLIAM A & MARY H	12910 GRANDVIEW RD	GRANDVIEW	MO	64030-1757
319975	DAVIS BRENDA J	2905 N CONWAY AVE UNIT 77	MISSION	TX	78574-2129
319952	SPAANS JAMES L & RENEE E	2905 N CONWAY AVE UNIT 55	MISSION	TX	78574-2128
319923	BERNAL JOEL RUEDA & ORALIA GONZALEZ GARCIA	2905 N CONWAY AVE UNIT 188	MISSION	TX	78574-2132
319918	DIAZ DANIEL	2905 N CONWAY AVE UT 229	MISSION	TX	78574
319956	GREBIN JOHN & JEAN ANN	PO BOX 324	SPILLVILLE	IA	52168-0324
319960	GARCIA ELUTERIO & AMPELIA	2905 N CONWAY AVE	MISSION	TX	78574-2101
319984	FRY KEITH W & ANNA MARIE	1108 RUTH PLACE	PAWNEE	IL	62558-9622
319982	MCADAMS VAN & PHYLLIS	13127 ELDRIGE RD	HARRISON	TN	37341
319972	FULLER BUILDERS LLC	1101 APPLE CREEK RD	WAYNESVILLE	NC	28786-8200
319971	BAME MICHAEL & DENISE THOEN	51 ALLEN CIR	SUNRISE BEACH	MO	65079-7885
319924	WOLFE JEAN M	200 HARNESS DR	MISSION	TX	78574
319953	MCBROOM DANIEL ROY & MEREDITH CORINNE	827 RIVER BLUFF RD SOUTHEAST	MAZEPPA	MN	55956-3010
319955	WILLIAMS ARDEN & ALOA FAMILY TRUST	PO BOX 26	RUSSELL	MN	56169-0026
319922	THRASHER RICHARD E & LAJUNE K CO-TRUSTEES FAMILY TRUST	1611 STONEGATE DR	MISSION	TX	78574-2764

MAILOUT LIST

319980 LYTLE JOHN O MD & ALICE R	919 E MAIN ST	BATESVILLE	AR	72501-3441
319979 TOBEY BRUCE D & CATHY A	46364 COUNTY 45	LAPORTE	MN	56461-4966
319978 MCMANUS BONNIE L & AMANDA L	5022 50TH ST	MOLINE	IL	61265-7548
319977 MEYER CHARLES F TRUSTEE REVOCABLE LIVING TRUST	300 E 5TH ST	HARTFORD	SD	57033-2227
319947 COOPER EDWARD M & HELEN G	11 SURREY CRES	NULL	NULL	NULL
238745 ESTRADA RAUL FRANCISCO & MARTHA N	1302 E NOEMI ST	PHARR	TX	78577-6427
238751 GARCIA ERIC	3001 N PERKINS AVE	MISSION	TX	78574-2112
319946 FULLER BUILDERS LLC	1101 APPLE CREEK RD	WAYNESVILLE	NC	28786-8200
238749 RODRIGUEZ DANIEL & BRENDA	3003 PERKINS AVE	MISSION	TX	78574-2112
238752 CHAVEZ JORGE I	3000 PERKINS AVE	MISSION	TX	78574-2111
319925 JACOBY STEVE & ELAINE	11520 W SIDNEY RD	GOWEN	MI	49326-8405
319948 WALKER ROBERT L & DARLA R	30464 PLESANT VIEW DR	FRAZEE	MN	56544-9125
319929 PETERSON PETE & JOAN PETERSON	PO BOX 633	ISHPEMING	MI	49849-0633
319928 CLOSE JOAN	2905 N CONWAY AVE UNIT 192	MISSION	TX	78574-2132
0	<Null>	<Null>	<Null>	<Null>
317193 HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
319949 BYE DAVID & RENATA BOSEK	PO BOX 494	BROOKINGS	SD	57006
319926 LOWTHER DANIEL & LLEWELLYN	200 WALNUT HILL AVE UNIT 61	HILLSBORO	TX	76645-9524
319950 OLERUD DUANE & RACHEL	240 3RD AVE SE	SPRING GROVE	MN	55974-1304
320048 HOFSTRA WILBERT A OR LEILA M	2905 N CONWAY AVE UNIT 155	MISSION	TX	78574-2131
238750 SANCHEZ ELEAZAR Jr	3002 PERKINS AVE	MISSION	TX	78574-2111
238748 PEREZ OSCAR J & LINDA	3004 PERKINS AVE	MISSION	TX	78574-2111
238746 VILLEGAS SANTIAGO JR	3006 PERKINS AVE	MISSION	TX	78574-2111
238742 GUAJARDO MARIA M	3010 PERKINS AVE	MISSION	TX	78574-2111
238744 FLORES JESUS A III & KATY ZAMORA	3008 PERKINS AVE	MISSION	TX	78574-2111
238740 CYFLY INVESTMENTS LLC	9806 LAS PALMAS	MCALLEN	TX	78504
319919 SCHEIMANN JOHN A	2905 N CONWAY BOX 46	MISSION	TX	78574-2128
319920 VICKERMAN DAWN & JASON	12841 451ST AVE	MABEL	MN	55954
319921 MCGEE WALTER D TRUSTEE	10160 AQUA ST	BUCKLIN	MO	64631
319958 SNYDER H LESTER	2905 N CONWAY AVE UNIT 246	MISSION	TX	78574-2134
319957 DAVIS BRENDA J	2905 N CONWAY AVE UNIT 77	MISSION	TX	78574-2129
319985 LANDSOM RICK	20426 BLACK HAMMER DR	SPRING GROVE	MN	55974-2481
319986 THOEN DAVID E & DARLENE J	2905 N CONWAY AVE UNIT 126	MISSION	TX	78574-2130
895247 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895250 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895251 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928

MAILOUT LIST

317194 HEITSHUSEN ELMER
1238657 REYES JUAN RAMON

1935 TRIWAY LN
705 SINATRA DR

HOUSTON
EDINBURG

TX
TX

77043-2943
78542-1503