

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a rezoning request from General Business District (“C-3”) to Single Family Residential District (“R-1”) for Lot 73, Las Misiones Estates Subdivision, located along the West side of Kirk Avenue approximately 200 feet South of West Griffin Parkway (F.M. 495). Applicant: Edgar Garcia

Prepared By: Xavier Cervantes, AICP, CPM

Title: Director of Planning

Signature: *Xavier Cervantes*

Brief Summary:

Project Timeline

- February 4, 2025 – Application for rezoning was submitted to the City
- February 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 21, 2025 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- March 5, 2025 the meeting was canceled due to unforeseen circumstances. The applicant was advised that the rezoning will be considered on March 19, 2025.
- March 19, 2025 Public hearing and consideration of the rezoning request by the Planning and Zoning Commission
- March 24, 2025 Public hearing and consideration of the rezoning ordinance by City Council

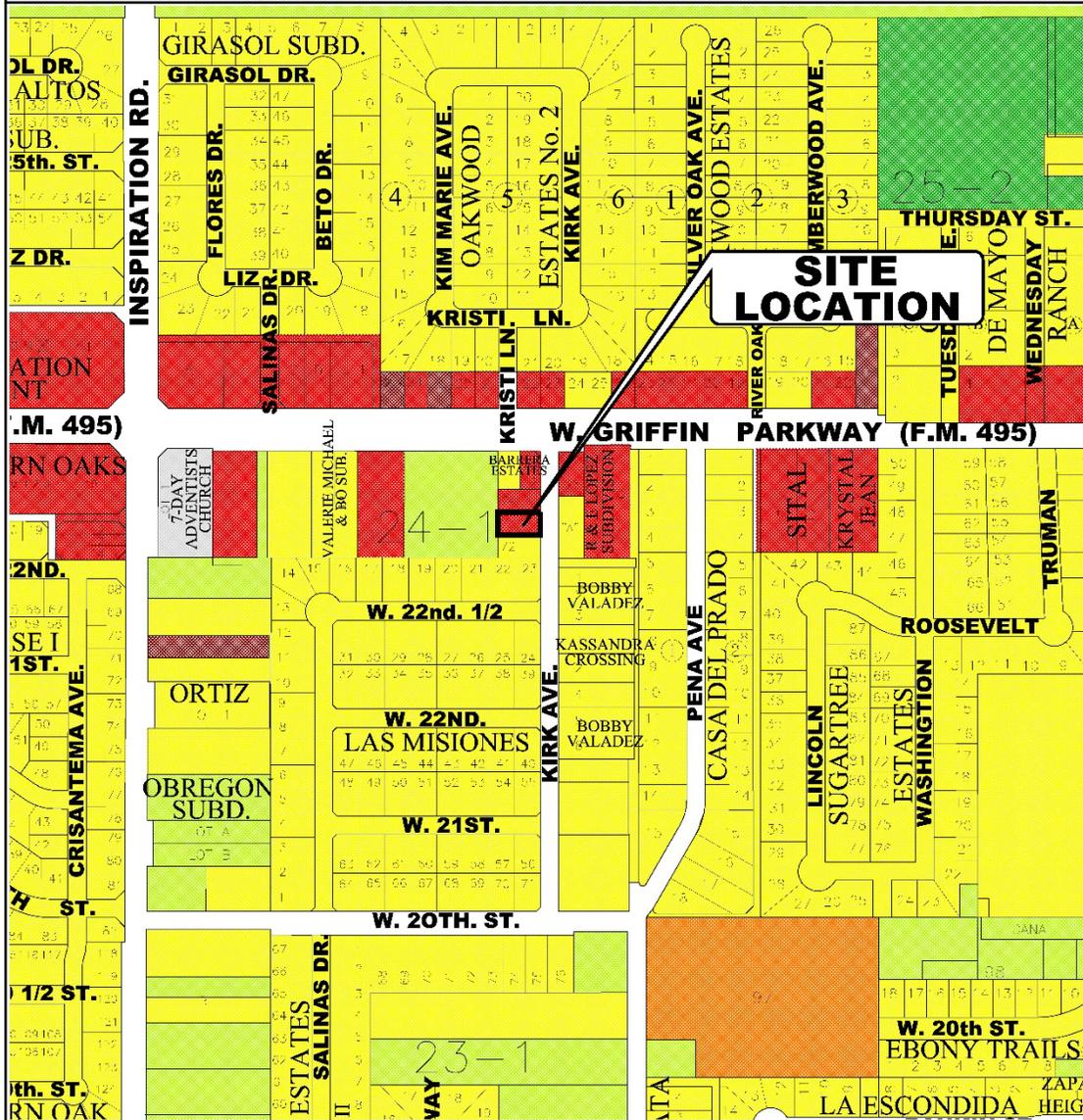
Summary

- The applicant is requesting to downzone the subject property from General Business District, (“C-3”) to Single family Residential District (“R-1”) to allow the construction of a residential home in the property (**ATTACHMENT I**).
- The subject property measures 61.75 feet in width and 115.4 feet in length for a total of 7,125.95 square feet and is located along the West side of Kirk Avenue just south of the Las Vegas Drive Thru business located at the Southwest corner of Kirk Avenue and West Griffin Parkway. A residential home is under construction in the lot just South of the subject property. The lot meets the minimum requirements for the requested zoning district.
- The surrounding zones consist of: General Business District (“C-3”) to the North, Single Family Residential District (“R-1”) to the South and East and Agricultural Open Interim District (“AO-I”) to the West (**ATTACHMENT II**).
- Existing Land Uses: Commercial to the North and Northeast, Residential to the South and Vacant to the East and West. The subject property is currently Vacant (**ATTACHMENT III**).
- The future land use map designates this property as General Commercial (**ATTACHMENT IV**).

Staff Recommendation:

Staff recommends approval. This is a downzoning.

Attachment II – Zoning Map

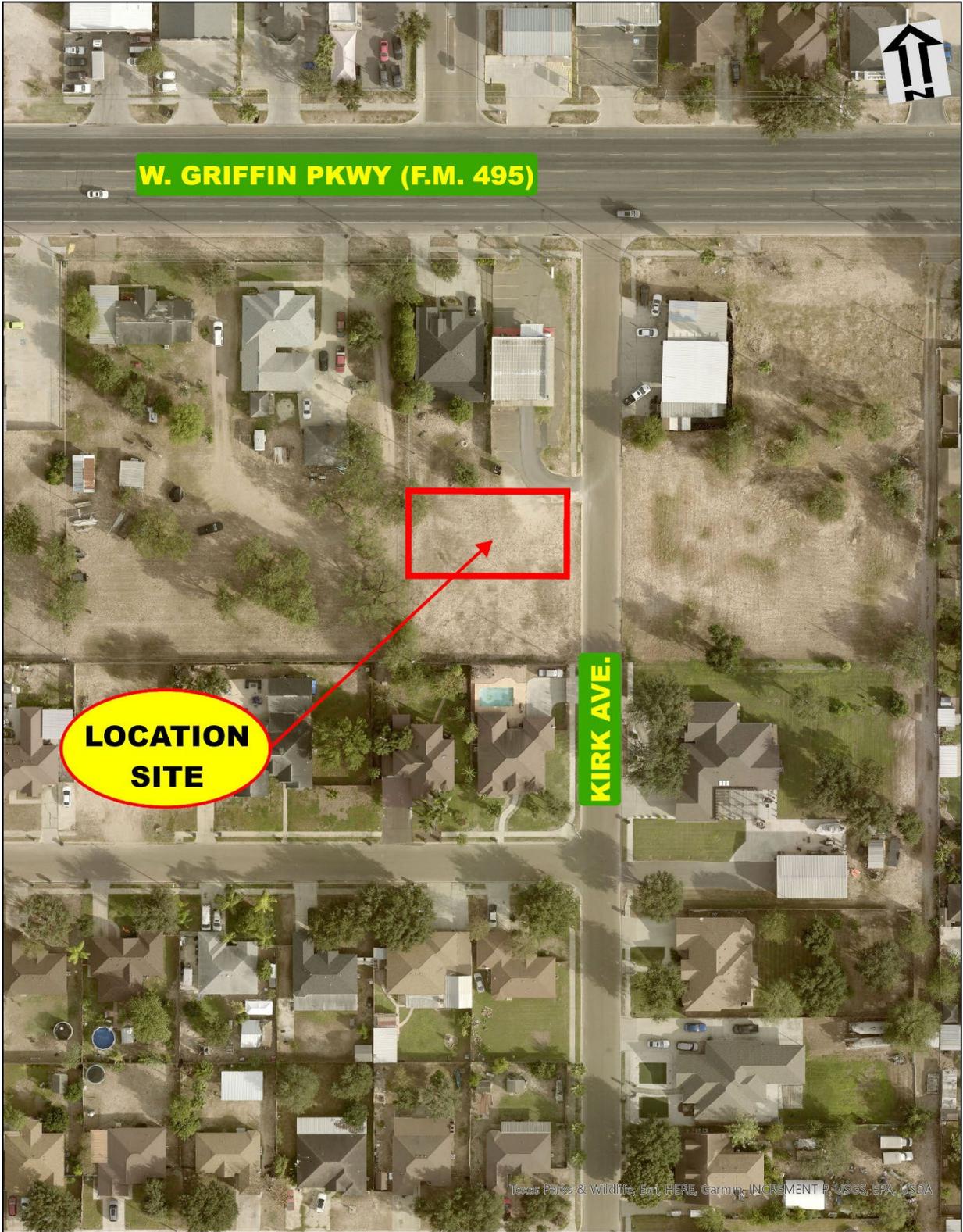


ZONING LEGEND

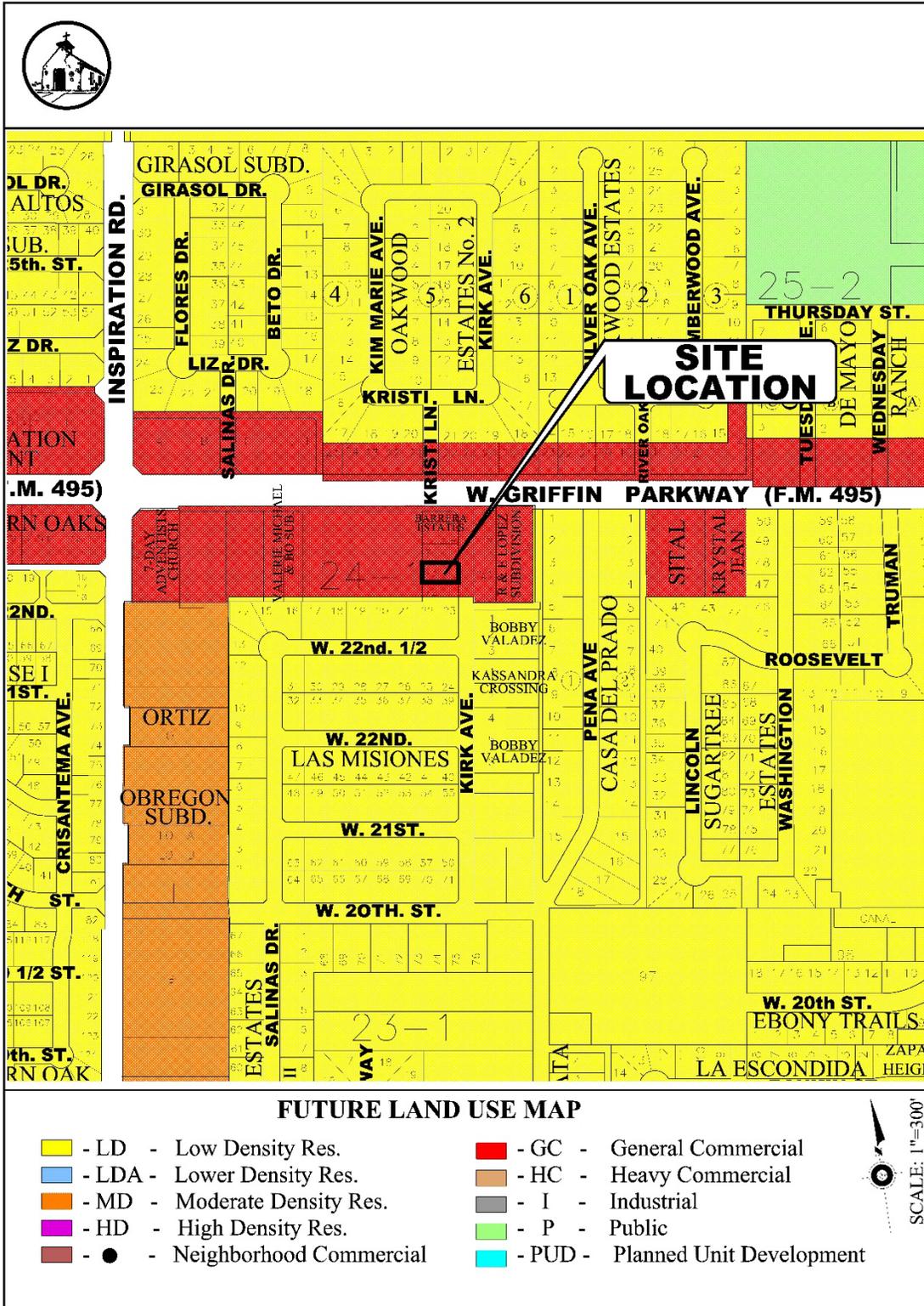
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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



Attachment III – Aerial Photo



Attachment IV – Future Land Use Map



Attachment IV – Photo of the Property



Attachment IV – Photo of the Property

L3340-00-000-000A-00 (582244)
TREVINO ANGEL MARIO
2510 SANDSTONE DR
MISSION TX 78574

L3340-00-000-0019-00 (582290)
UVALLE ROBERTO JR
1708 W 22 1/2 ST
MISSION TX 78572

L3340-00-000-0020-00 (582291)
RODRIGUEZ VELEN AGUILAR
PO BOX 517
MISSION TX 78573

L3340-00-000-0022-00 (582293)
CASTRO ELYJAH L
1702 W 221/2 ST
MISSION TX 78572

L3340-00-000-0023-00 (582294)
SANCHEZ RAQUEL & JAIME
1700 W 22ND 1/2 ST
MISSION TX 78572

L3340-00-000-0072-00 (582256)
GARCIA EDGAR JAVIER &
SONIA JUDITH
2216 WASHINGTON AVE
MISSION TX 78572

L3340-00-000-0073-00 (582257)
GARCIA EDGAR JAVIER &
SONIA JUDITH
2216 WASHINGTON AVE
MISSION TX 78572

L3340-00-000-0074-00 (582258)
CAVAZOS NINFA ET AL
11130 TIMBER CREST DR
HOUSTON TX 77065

L3340-00-000-0075-00 (582262)
LOPEZ LYNA
1904 JIM SCHRODER DR
MISSION TX 78573

L5470-00-000-0003-00 (221292)
TREVINO ANGEL MARIO
2510 SANDSTONE DR
MISSION TX 78574

T5900-02-024-0001-13 (305839)
DUQUE CESAR TREVINO
839 RICARDO AVE
PALMVIEW TX 78574

T5900-02-024-0001-14 (305840)
GONZALEZ ALBERTO G ETAL
1709 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-15 (305841)
GONZALEZ ALBERTO
1709 W GRIFFIN PKWY
MISSION TX 78572

B3335-00-000-0002-00 (638105)
LOPEZ LEONEL J & OLGA G
PO BOX 3318
MISSION TX 78573

B1843-00-000-0001-00 (20827897)
GARCIA LYDIA
1705 W GRIFFIN PKWY
MISSION TX 78572

B1843-00-000-0002-00 (20827900)
CAVAZOS NINFA ET AL
11130 TIMBER CREST DR
HOUSTON TX 77065

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR LOT 73, LAS MISIONES ESTATES SUBDIVISION,
LOCATED APPROXIMATELY 200' SOUTH OF W. GRIFFIN PARKWAY (F.M. 495)
ALONG THE WEST SIDE OF KIRK AVENUE, FROM C-3 (GENERAL BUSINESS)
TO R-1 (SINGLE FAMILY RESIDENTIAL)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
Lot 73, Las Misiones Estates Subdivision	C-3	R-1

READ, CONSIDERED AND PASSED, this the 24th day of March, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary