

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

**Agenda Item:**

Public hearing and take action to consider a rezoning request from Agricultural Open Interim District ("AO-P") to General Business District ("C-3") for a tract of land containing 5.151 acres, being a part or portion out of Lot 17-11, West Addition to Sharyland Subdivision, located along the North side of East Expressway 83 (IH2) approximately 500 feet East of Bryan Road. Applicant: Mission Economic Development Corporation

Prepared By: Xavier Cervantes, AICP, CPM

Title: Director of Planning

Signature: *Xavier Cervantes*

**Brief Summary:**

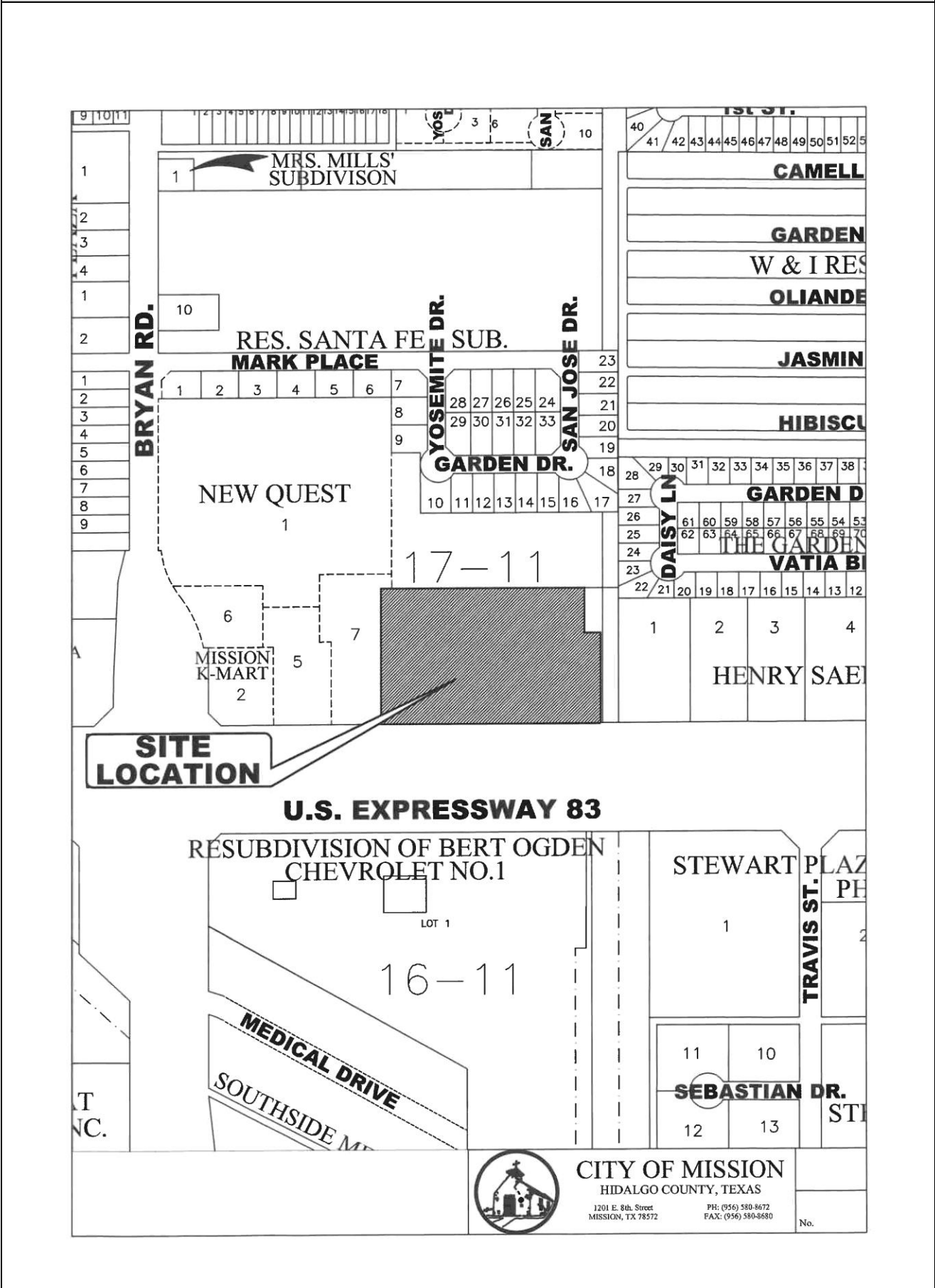
Project Timeline

- February 27, 2025 – Application for rezoning was submitted to the City
- March 6, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 7, 2025 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- 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 the City Council

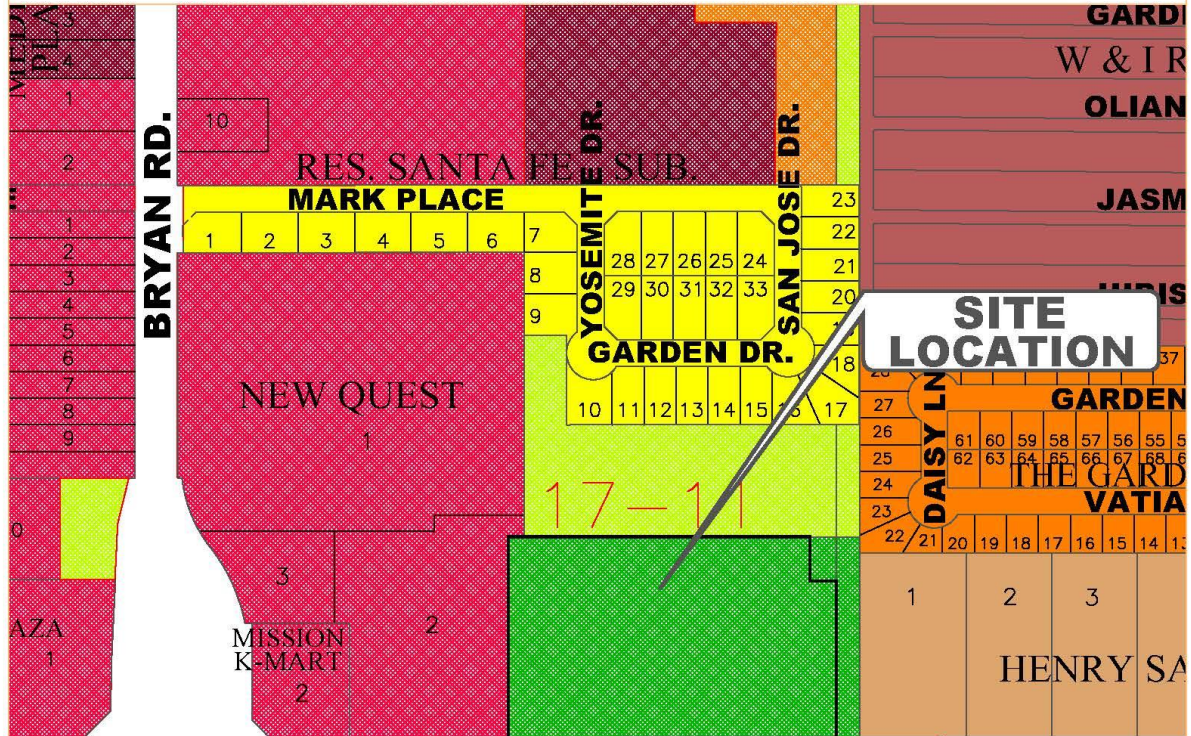
Summary

- The applicant is requesting to rezone the subject property Agricultural Open Interim ("AO-P") to General Business District ("C-3") to allow a commercial development in the subject property **(ATTACHMENT I)**.
- The subject property measures 610.75 feet along the US 83 frontage road and it has 377.98 feet in depth for a total of 224,372.7 square feet (5.151 acres). The property is located just East of the Olive Garden restaurant and just West of the Mission Auto & Truck Sales business. Along the North side of the property there is a drainage ditch. North of the drainage ditch there is a single-family subdivision.
- The surrounding zones consist of: General Business District ("C-3") to the West and East, Single Family Residential District ("R-1") to the North and \_\_\_\_\_ to the South **(ATTACHEMENT 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.



# Attachment II – Zoning Map



## U.S. EXPRESSWAY 83



### 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 MFCTD 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

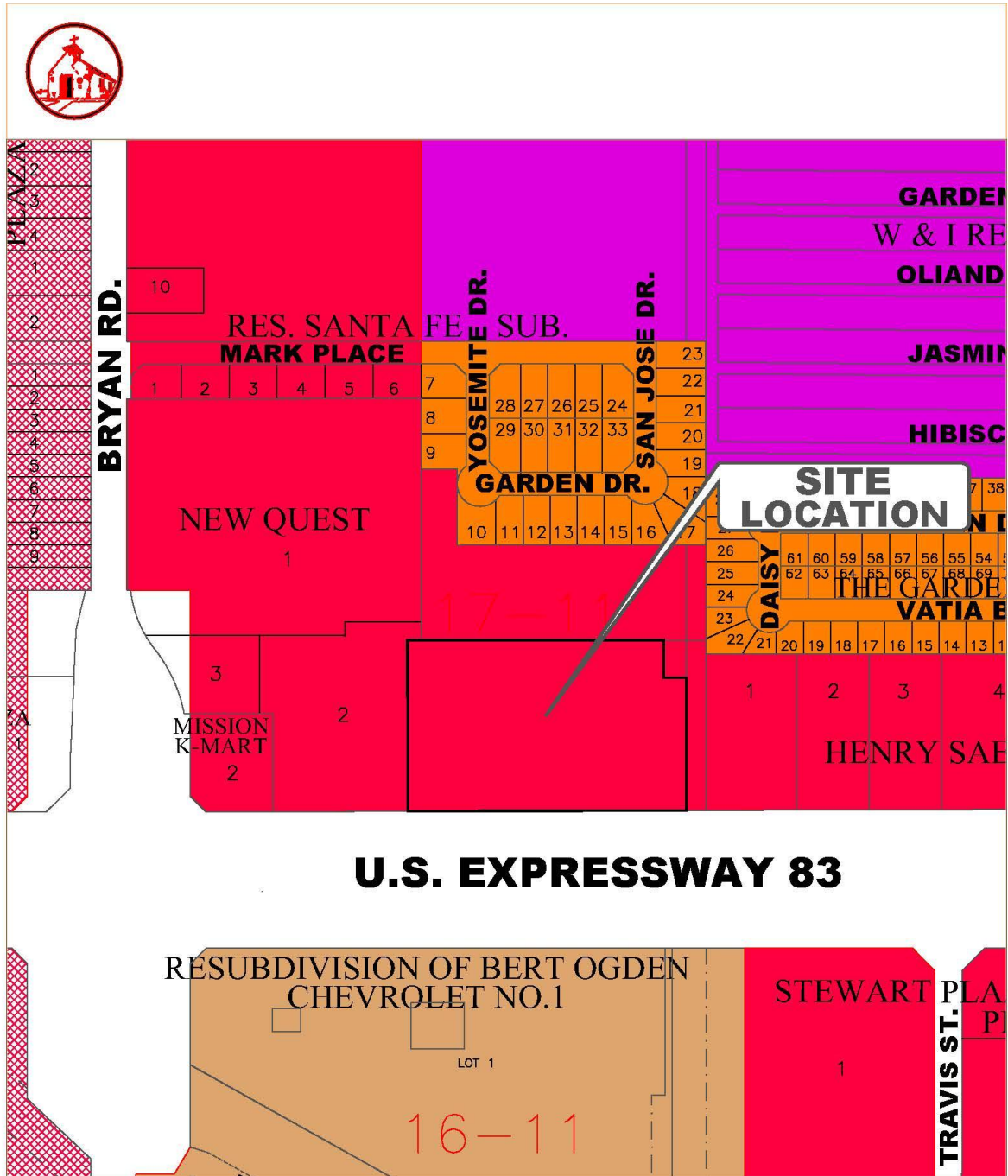




Attachment III – Aerial Photo



# Attachment IV – Future Land Use Map



## 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 |





**Attachment IV – Photo of the Property**





## Attachment

JUAREZ JOEL C & IDEE &  
MARIVEL  
1407 E EXPRESSWAY 83  
MISSION TX US 78572-6612  
(316668)

CITY OF MISSION  
1201 E 8TH ST  
MISSION TX US 78572-5812  
(316672)

A-S 135 HWY 83-BRYAN RD LP  
ATTN: NEWQUEST PROPERTIES  
8827 W SAM HOUSTON PARKWAY  
N SUITE 200  
HOUSTON TX US 77040

MARTINEZ ARTURO & PERLA I  
309 DAISY LN  
MISSION TX US 78572-6563  
(550750)

ROCHA GERARDO  
3712 SANTA INEZ ST  
MISSION TX US 78572-2817  
(550747)

A-S 135 HWY 83-BRYAN RD LP  
ATTN: NEWQUEST PROPERTIES  
8827 W SAM HOUSTON PARKWAY  
N SUITE 200  
HOUSTON TX US 77040 (1469982)

CITY OF MISSION  
1201 E 8TH ST  
MISSION TX US 78572-5812  
(316670)

CANTU RAMIRO JR  
1016 RIO BALSAS  
MISSION TX US 78572-7449  
(316663)

RODRIGUEZ RAMON M  
307 DAISY LN  
MISSION TX US 78572-6563  
(550749)

OLIVAR MARTIN JR ET AL  
PO BOX 118 MISSION  
TX US 78573-0002  
(550746)

CRUZ IDEE JUAREZ & MARIVEL  
JUAREZ  
1407 E EXPRESSWAY 83  
MISSION TX US 78572-6612  
(316669)

JAT PROPERTIES LLC  
2207 PEBBLE ST  
MISSION TX US 78574-9744  
(507920)

BARSENAS CIPRIANO JR &  
COYNTE E  
311 DAISY LN  
MISSION TX US 78572-6563  
(550751)

NORDHAUSEN FRANCISCO J &  
LUCILA C  
305 DAISY LN  
MISSION TX US 78572-6563  
(550748)



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 5.151 ACRES,  
BEING A PART OR PORTION OUT OF LOT 17-11, WEST ADDITION TO  
SHARYLAND SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF EAST  
EXPRESSWAY 83 (IH2) APPROXIMATELY 500' EAST OF BRYAN ROAD,  
FROM AO-P (AGRICULTURAL OPEN PERMANENT DISTRICT) TO C-3  
(C-3 GENERAL BUSINESS)**

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:

<b>Legal Description</b>	<b>From</b>	<b>To</b>
A tract of land containing 5.151 acres, being a part or portion out of Lot 17-11, West Addition to Sharyland Subdivision, located along the North side of East Expressway 83 (IH2) approximately 500' East of Bryan Road	AO-P	C-3

READ, CONSIDERED AND PASSED, this the 24<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary