

ITEM# 1.7

REZONING: All of Lot 1, Bodine Subdivision No. One
C-2 to C-3
Norma L. Cavazos

REVIEW DATA

The property is located at the NW corner of E. Griffin Parkway and Bryan Road—see vicinity map. The tract has 200’ of frontage to E. Griffin Parkway (F.M. 495) and 270’ frontage to Bryan Road. Griffin Parkway is a 5-lane major thoroughfare and Bryan Road is designated as a major thoroughfare.

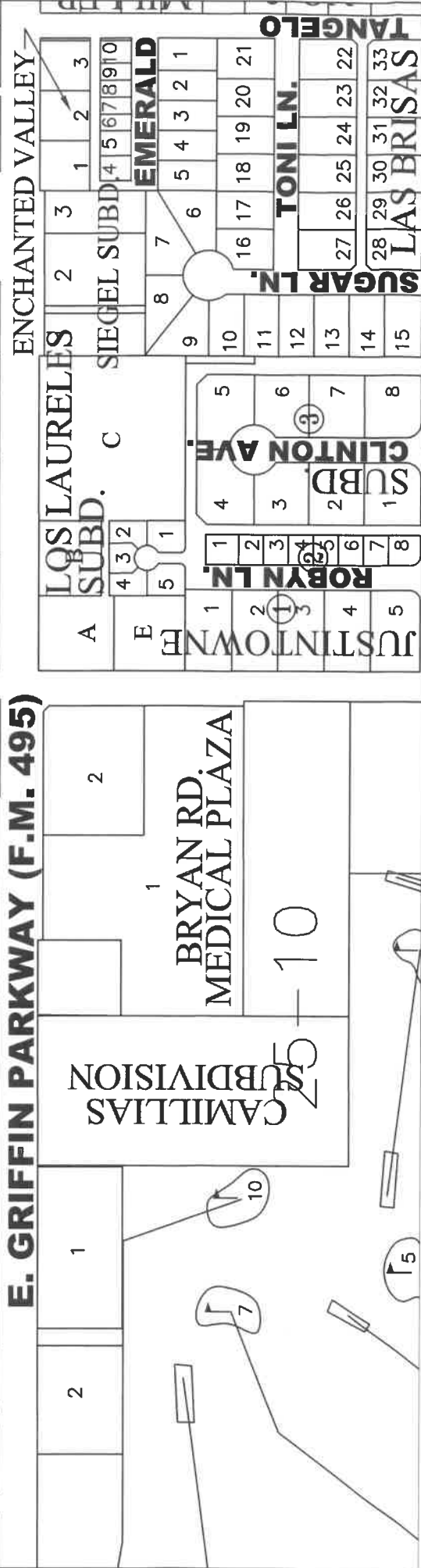
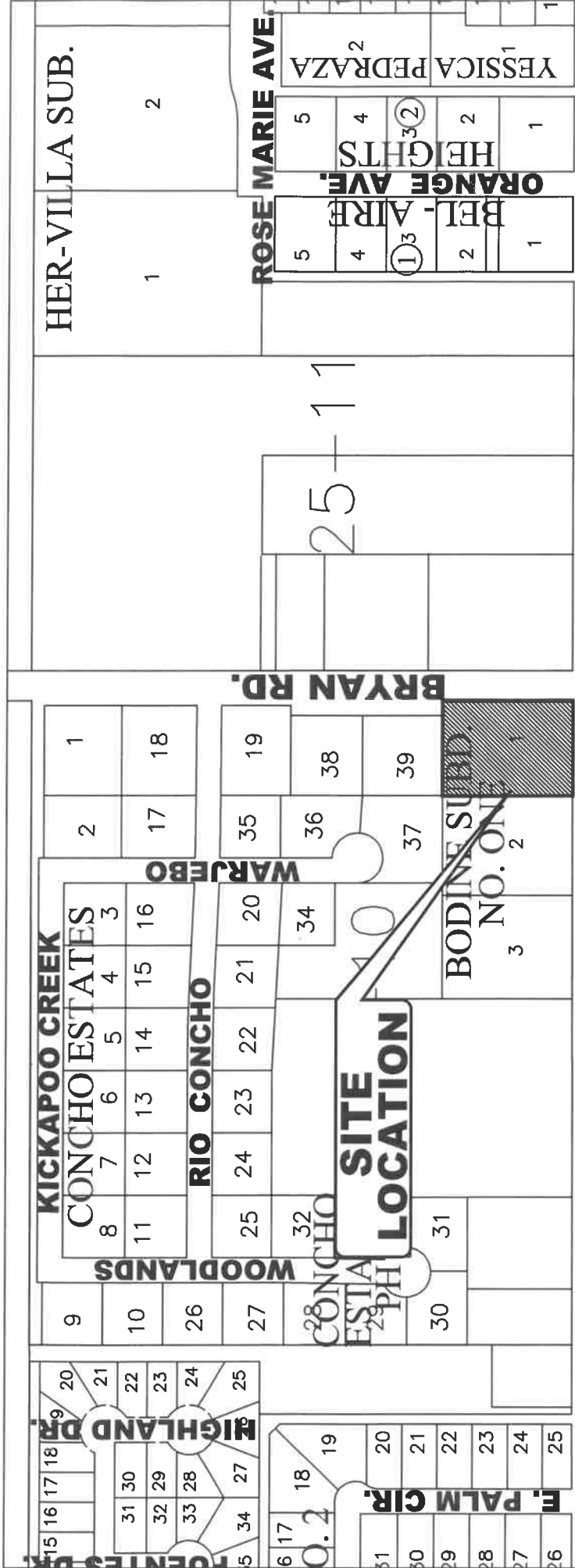
SURROUNDING ZONES: N: R-1A – Large Lot Single Family
E: C-3 – General Business
W: R-1 – Single Family Residential
S: C-1 – Office Building

EXISTING LAND USES: N: Residential
E: Vacant Commercial
W: Residential
S: Medical Offices & Related
Site: Mixture of Commercial & Multi-Family

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect a commercial use. The City approved a C-2 (Neighborhood Commercial) zone for this property in October of 2018. Staff notes that slowly residential properties along Griffin Parkway are transitioning to commercial. Staff mailed notices to property owners within a 200’ radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

RECOMMENDATION: Staff recommends approval.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th. Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

**SITE
LOCATION**

BRYAN RD.

GRIFFIN PKWY (F.M. 495)



B3350-01-000-0001-00 (126391)
CAVAZOS NORMA LYDIA
2301 N BRYAN RD
MISSION TX 78574

B3350-01-000-0002-00 (126392)
BARRERA ALICIA YOLANDA
1021 E GRIFFIN PKWY
MISSION TX 78572

B3350-01-000-0003-00 (126393)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

W0100-00-024-0011-00 (316955)
ANZALDUA MARIO R
1700 TRINITY ST
MISSION TX 78572

W0100-00-024-0011-08 (316962)
ANZALDUA FAMILY LP
1700 TRINITY ST
MISSION TX 78572-7441

W0100-00-025-0010-03 (317014)
SCHROEDER JANN E TRUSTEE
JAMES J SCHROEDER MARTIAL TRUST
PO BOX 909
MISSION TX 78573

W0100-00-025-0011-06 (317027)
MEDUSA INVESTMENTS LLC
2011 N CONWAY
MISSION TX 78572

W0100-00-025-0011-07 (317028)
SKLOSS HERMAN
2302 N BRYAN RD
MISSION TX 78574

W0100-00-025-0011-08 (317029)
RIVERA ALFREDO
2310 N BRYAN RD
MISSION TX 78574

B4860-00-000-0002-00 (653657)
GALEN DEVELOPMENT LLC
1113 E GRIFFIN PKWY
MISSION TX 78572

C7882-02-000-0036-00 (674245)
CRUZ MARIO ALBERTO & LINA C
2314 WARJEBO TRL
MISSION TX 78574

C7882-02-000-0037-00 (674246)
EICHELBERGER COREY & LESLIE ANNE
2310 WARJEBO TRAIL
MISSION TX 78574

C7882-02-000-0038-00 (674247)
SALINAS GABRIEL & MARLEN
2313 N BRYAN RD
MISSION TX 78574

C7882-02-000-0039-00 (674248)
PARRA ANTONIO & ENEDELIA
2311 N. BRYAN RD
MISSION, TX 78503

A1130-00-000-107B-00 (667828)
ONE MARINA LTD PRTNSHP
C/O MARTHA INTERIANO
1022 E GRIFFIN PKWY STE 204
MISSION TX 78572