



**MEETING DATE:** June 3, 2026  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Site Plan Approval for the construction of a commercial plaza on Lots 16 thru 19, and the East nine and one-half feet of Lot 15, Block 2, Tierra Grande Commercial Plaza Subdivision, located at 2527 E. Griffin Parkway, Applicant: Melissa R. Careaga Quesada – Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

- April 30, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee.
- May 15, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- June 3, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z).

Summary:

- The site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive.
- Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided.
- Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas.
- The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side.
- A perpetual easement for ingress and egress purposes over and across the West 15 and one-half feet of Lot 15 will remain open for public access.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

---

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

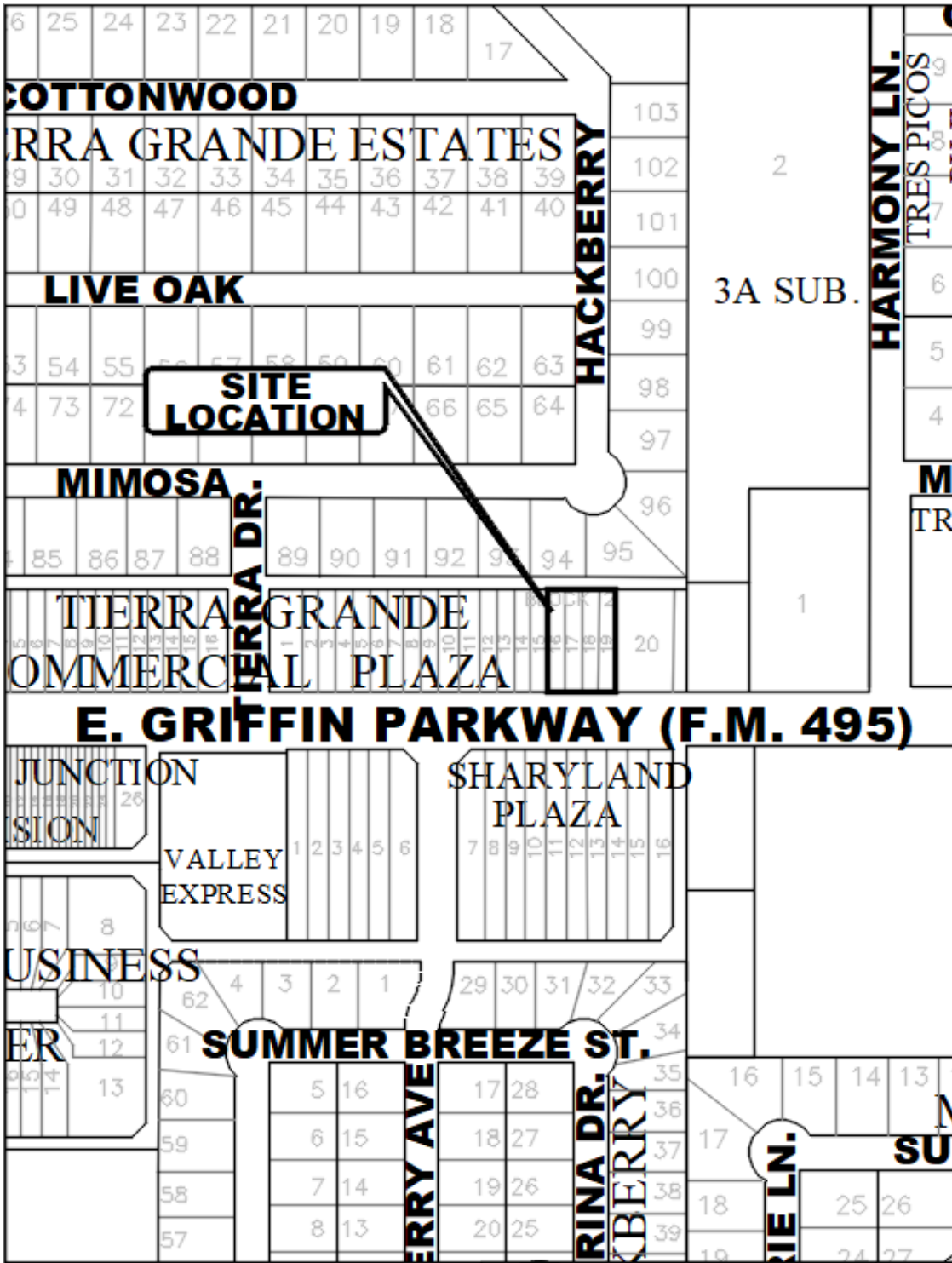
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**BASE MAP**



**LOCATION MAP**



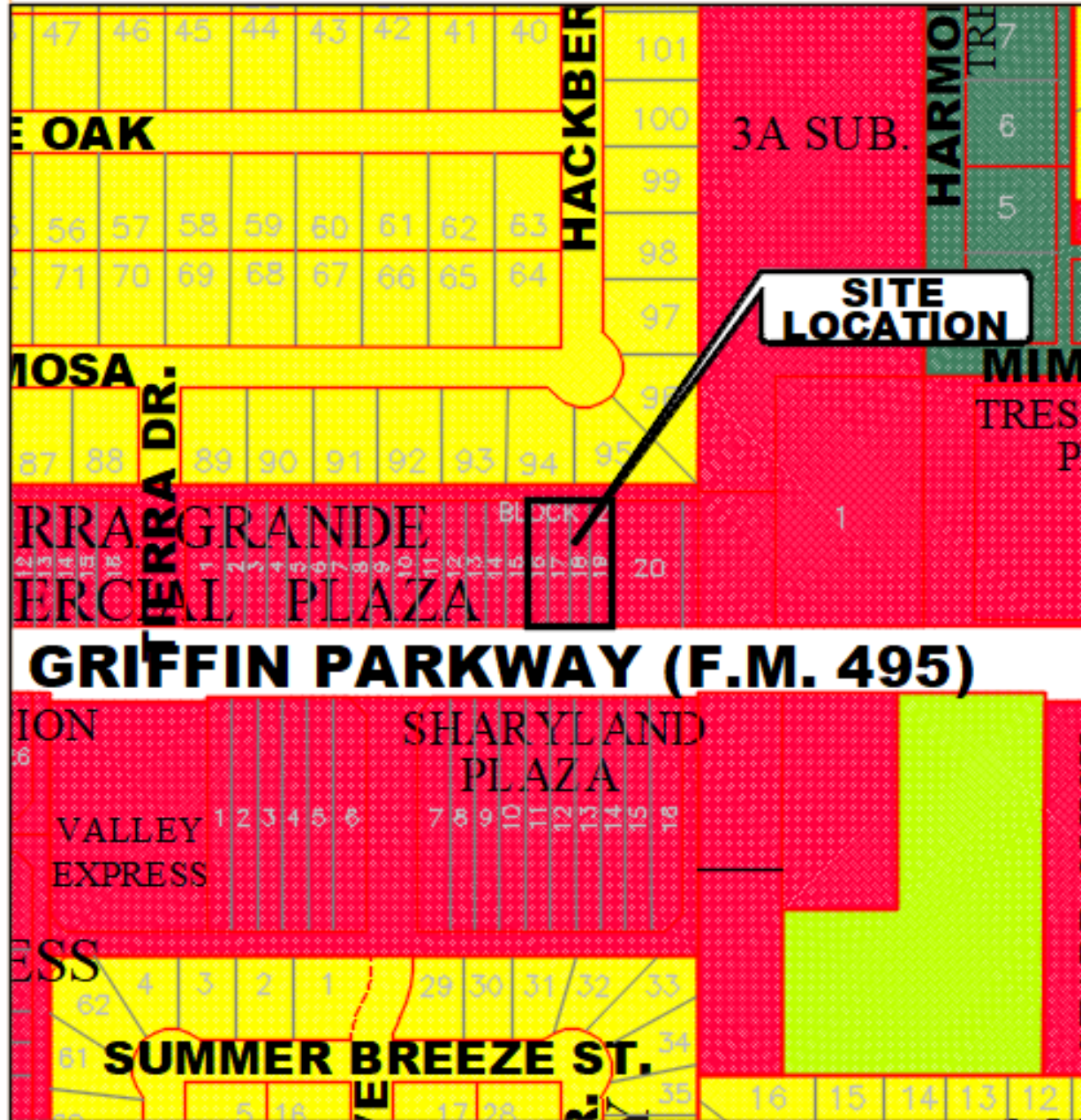
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 9th Street  
MISSION, TX 78572

PH: (956) 594-6072  
FAX: (956) 594-6080

No.

ZONING MAP



FUTURE LAND USE MAP

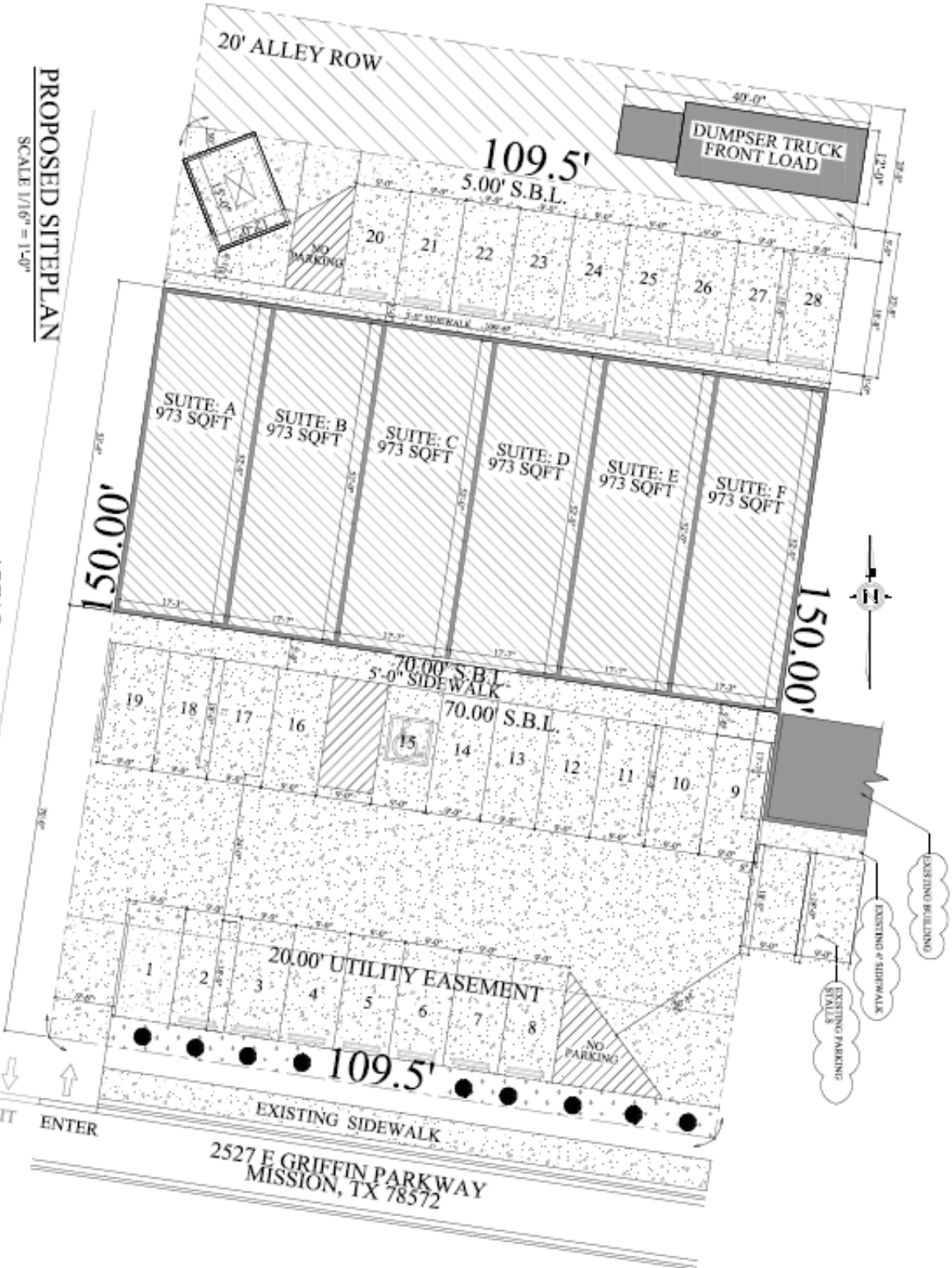
- |                              |                                  |
|------------------------------|----------------------------------|
| - LD - Low Density Res.      | - GC - General Commercial        |
| - LDA - Lower Density Res.   | - HC - Heavy Commercial          |
| - MD - Moderate Density Res. | - I - Industrial                 |
| - HD - High Density Res.     | - P - Public                     |
| - Neighborhood Commercial    | - PUD - Planned Unit Development |

# SITE PLAN

## PROPOSED SITEPLAN

SCALE 1/16" = 1'-0"

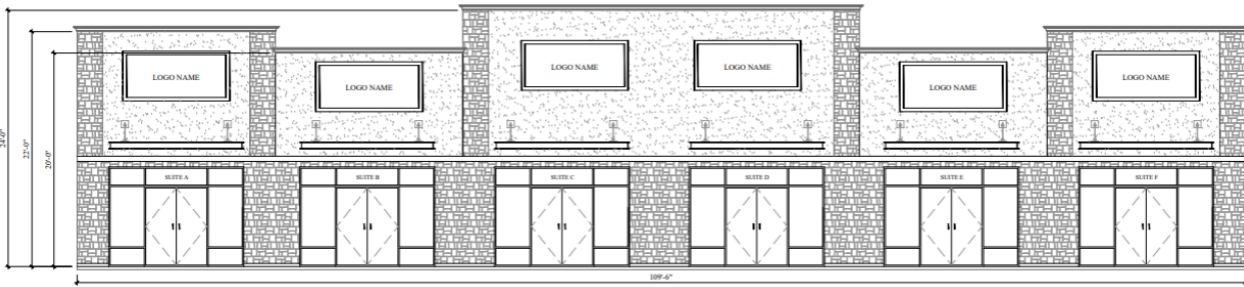
AREAS:  
BUILDING SQFT 5,840 SQ. FT.



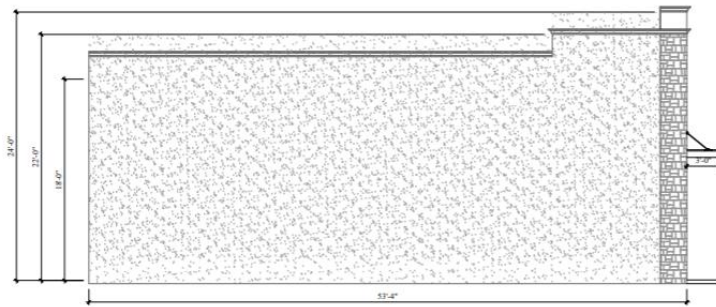
EXIT ENTER

2527 E GRIFFIN PARKWAY  
MISSION, TX 78572

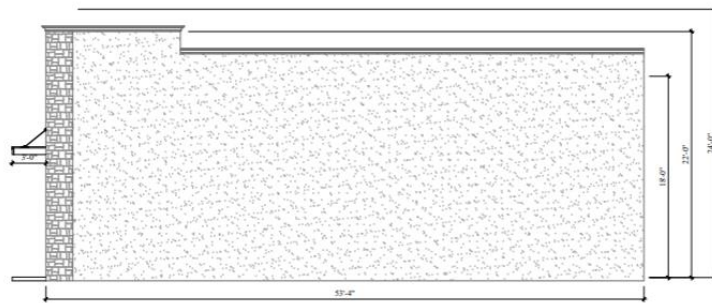
# BUILDING FACADE



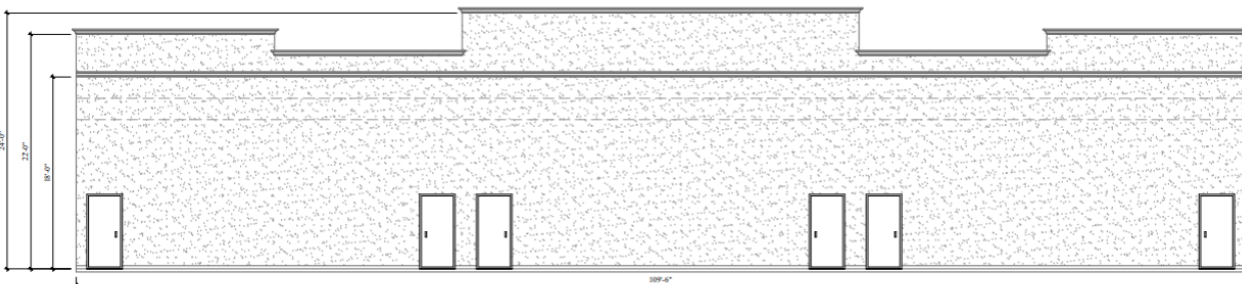
**FRONT ELEVATION**  
SCALE: 3/32"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/32"=1'-0"



**RIGHT ELEVATION**  
SCALE: 3/32"=1'-0"



**REAR ELEVATION**  
SCALE: 3/32"=1'-0"

AERIAL PHOTO

