

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a rezoning request from Agricultural

Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare Movelt McAllen, LLC c/o AVAD Capital LLC, Adoption of Ordinance# _____ -

Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2025 Application for rezoning submitted for processing.
- April 4, 2025 In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200' of the subject tract and notice of hearings was published in the Progress Times.
- <u>April 16, 2025</u> Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- April 28, 2025 Public hearing and consideration of the rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to General Business District ("C-3") to allow for an expansion of the existing "Move It Storage" units to the properties the company owns to the West). For the expansion a portion of the property is already zoned "C-3" but the remaining 93 feet in the western edge of their property is not properly zoned.
- The site is located along the North side of West Griffin Parkway approximately 1,062 feet east of Holland Avenue and approximately 1,370 feet west of Conway Avenue.
- The subject property for rezoning measures 621 feet by 93 feet for a total area of 57,753 square feet.
- The surrounding zones consist of: Single Family Residential District ("R-1") to the North and General Business District ("C-3") to the East, South and West.
- Existing Land Uses are: Single family residential to the North, The Mission Executive Center and Move It Storage to the East, Vacant to the West, El Pato restaurant and Vacant to the South. The subject property is vacant.
- The Future Land Use Map shows the subject property as General Commercial since it has frontage to W. Griffin Parkway. The requested rezoning is in line with the future land use map.

_____ DISSENTING_____

STAFF RECOMMENDATION:

Legal Notice Map COVERED WAGON 98 99 23 24 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 100 FAIRVIEW SUBDIVISION 25 121 122 21 FAIRVIEW DRIVE 123 48 200' H.C.I.D. No. 1 EDINBURG MAIN CANA NEW **NEWPORT SQUARE** 13 14 15 16 1 2 3 4 5 6 7 8 9 10 11 12 13/14 THE OAKS @ HOLLAND SUB 15 No. 2 15 11 ACE / W. STACIE LN. 9 8 16 10 29 28 27 26 25 24 23 22 21 20 19 18 25 - 6131 6 SOLIS SUBD. 5 2 3 4 DEPOT 2 3 4 5 6 7 8 9 10 0 TROSPER GARDENS **24 TH PLACE** STORAGE 12 13 22 21 20 19 18 17 16 15 SHOPS AT 495 SITE RANELL LOTS 3, 4 LOCATION 2 495 W. GRIFFIN PARKWAY (F.M. 495) 5) RE-SUB MISSION PARK PLAZA 1-F 1-E 1-D EL PATO SUB. MISSION PAR PLAZA BEST LITTLE WAREHOU 4 TREBOE SUBD 13 24 - 515 1 5 10 NORTHSIDE SUBDIVISION 8 16 1 9 21 31 11 C В C D Α В 10 22nd W. ST. A NE 32 12 22 2 9 10 9 10 9 9 No.11 No 2 8 3 P 13 23 33 8 8 8 7 6 5 NGS 7 14 24 34 7 12 7 7 12 4 7 6 5 2 14 2 6 5 15 25 35 6 13 3 1)5 36 3 26 5 14 5 6 16 CITY OF MISSION HIDALGO COUNTY, TEXAS PH: (956) 580-8672 FAX: (956) 580-8680 1201 E. 8th. Street MISSION, TX 78572

Zoning Map C.I.D. No. 1 EDINBURG MAIN CANA AVE. NEWE **NEWPORT SQUARE** THE OAKS @ HOLLAND SUB. EACE W. STACIE LN. 0 SOLIS SUBD. W. 25 TH ST. HOLLAND RD HOLLAND TERRACE TROSPER GARDENS SHOPS AT 495 NO. 2 CEPEDA LOTS 3, 4, W. GRIFFIN PARKWAY (F.M. 495) 5) MISSION PAR PLAZA BEST LITTLE WAREHOU EL TREBOL SUBD. 24-5 NORTHSIDE SUBDIVISION ~ Ш 22nd ST. W. 22nd ST. ZONING LEGEND R-3 MULTI-FAMILY RESIDENTIAL MOBILE & MODULAR HOME A0-I AGRICULTURAL OPEN INTERIM C-4 AO-P AGRICULTURAL OPEN PERMANENT C-5 ADAPTIVE COMMERCIAL R-1A LARGE LOT SINGLE FAMILY HIGH DENSITY MFCTD HOUSING I-1 LIGHT INDUSTRIAL SCALE: HEAVY INDUSTRIAL I-2 HEAVY INDUSTRIAL PUD PLANNED UNIT DEVELOPMENT R-1T TOWNHOUSE RESIDENTIAL C-1 OFFICE BUILDING NEIGHBORHOOD COMMERCIAL R-1 SINGLE FAMILY RESIDENTIAL C-2 C-3 R-2 DUPLEX-FOURPLEX RESIDENTIAL GENERAL BUSINESS PUBLIC

Aerial Photo



Future Land Use Map

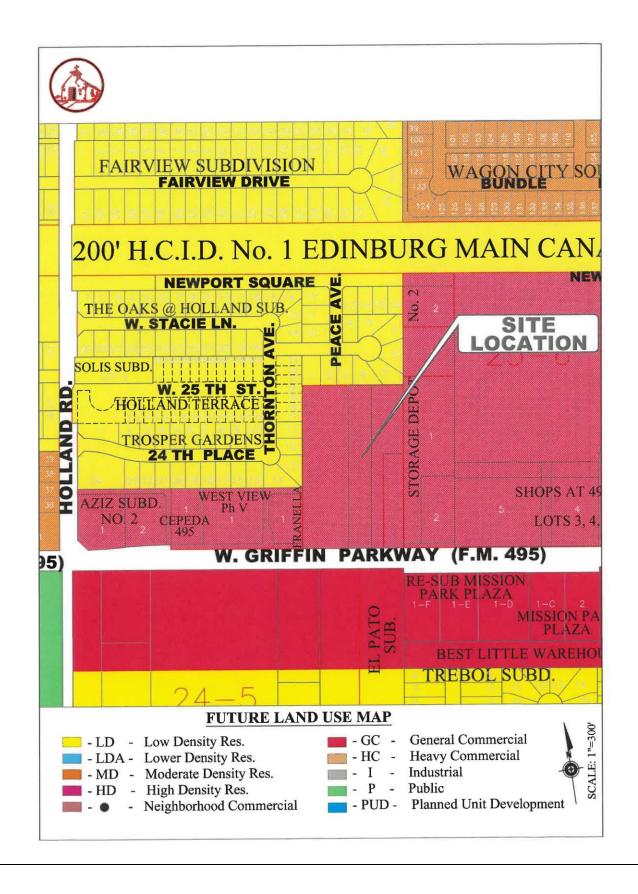
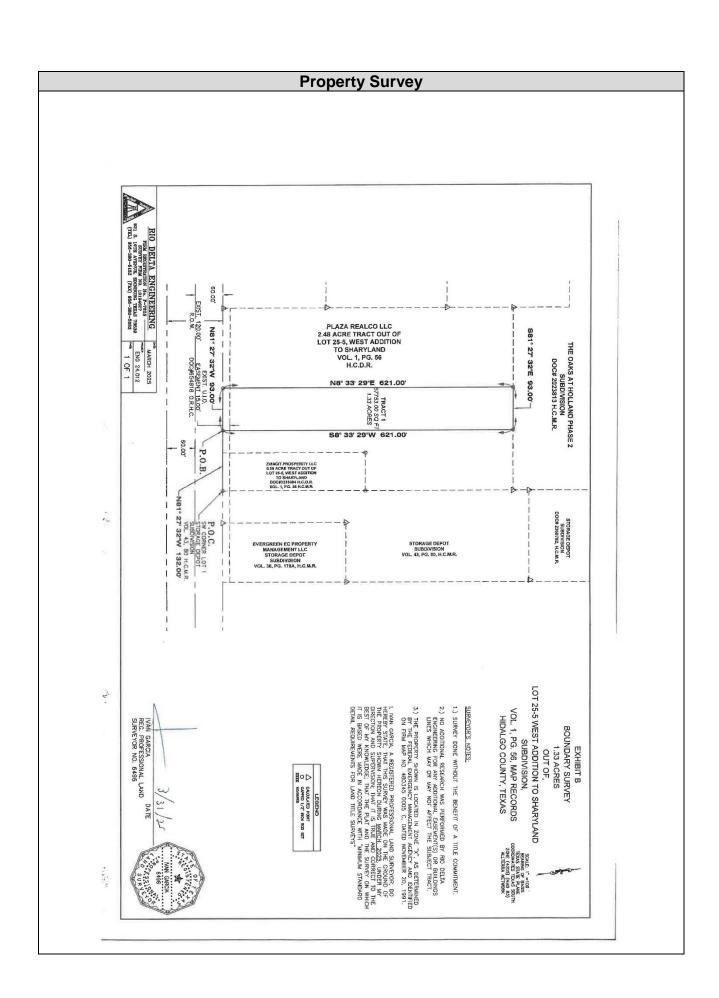


Photo of Property





Mailout List

PROP_ID file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
815012 PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
620582 EVERGREEN EC PROPERTY MANAGEMENT LLC	1200 W VETERANS BLVD	PALMVIEW	TX	78572-7091
316984 PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
693046 REYNA MARIA A	2312 THORNTON ST	MISSION	TX	78574-2750
316980 JJAB FAMILY LIMITED PARTNERSHIP	PO BOX 279	MISSION	TX	78573-0005
693047 LOPEZ LUIS LAURO & MARIA INEZ	3200 TRUMAN ST	MISSION	TX	78573-3586
693048 MENDOZA JOSUE ADAM & ROSA MARIA	615 W 24TH PL	MISSION	TX	78574-3707
316901 ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
691014 EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
620581 SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
693045 GARZA ADAN JR & CLARIBEL GARZA	2314 THORNTON	MISSION	TX	78574-2750
1242748 SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
790604 SOLIS PRISCILLA	611 ROSE MARIE ST	MISSION	TX	78574-2813
790605 GONZALEZ RENE & NORMA A TOVAR	609 ROSE MARIE ST	MISSION	TX	78574-2813
790606 RODRIGUEZ DANIEL	607 ROSE MARIE ST	MISSION	TX	78574-2813
790607 VASQUEZ HILDA ALEIDA	605 ROSE MARIE ST	MISSION	TX	78574-2813
790608 GARZA NATHAN D & NICOLE P RESENDEZ	603 ROSE MARIE ST	MISSION	TX	78574-2813
790609 GALAVIZ BALDEMAR JR & YAHAIRA M HERNANDEZ	601 ROSE MARIE ST	MISSION	TX	78574-2813
790610 RAMOS ALBERTO	602 ROSE MARIE AVE	MISSION	TX	78574-0065
790611 RODRIGUEZ JUAN L ZAMORA & CLEMENTE DIAZ MARQUEZ	604 ROSE MARIE AVE	MISSION	TX	78574-0065
790612 SALINAS MARIA DE JESUS	PO BOX 1611	LOS JOYA	TX	78560-1611
790613 GONZALEZ JUAN	416 GARDENIA ST	SULLIVAN CITY	TX	78595-2113
316902 J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
20816060 DG MISSION WF LLC	2611 HARRISON ST STE 900	WICHITA FALLS	TX	76308-1361
316985 ZVINGIT PROSPERITY LLC	4315 LABURNAM RD	RICHMOND	TX	77407-1011

ORDINANCE	NO
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GRA	NTING	Al	REZC	NIN(G FOR	A 1.3	3 ACRE	TRA	CT OF	LAND	, BEING	OUT OF	AND
FOR I	MING	A P	ART	OR	PORT	TON C	F LOT	25-5,	WEST	ADIT	TION TO	SHARY	LAND
SUBI	IVISI	ON, I	LOCA	TED	ALON	G THE	E NORTI	H SIDI	E OF W	EST G	RIFFIN P	ARKWA	Y (FM
495)	APPR	OXI	MAT]	ELY	1,062	FEET	EAST	OF	HOLLA	ND A	AVENUE,	FROM	AO-l
(AGR	ICUL	ΓUR	AL O	PEN I	NTER	IM) TO	C-3 (GI	ENERA	AL BUS	INESS)		

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 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, April 28, 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 A 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision	From AO-I	To C-3
READ, CONSIDERED AND PASSED, this the	28th day of April, 2025	
ATTEST:	Norie Gonza	alez Garza, Mayor
Anna Carrillo, City Secretary		