



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.
- April 16, 2025 – 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.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

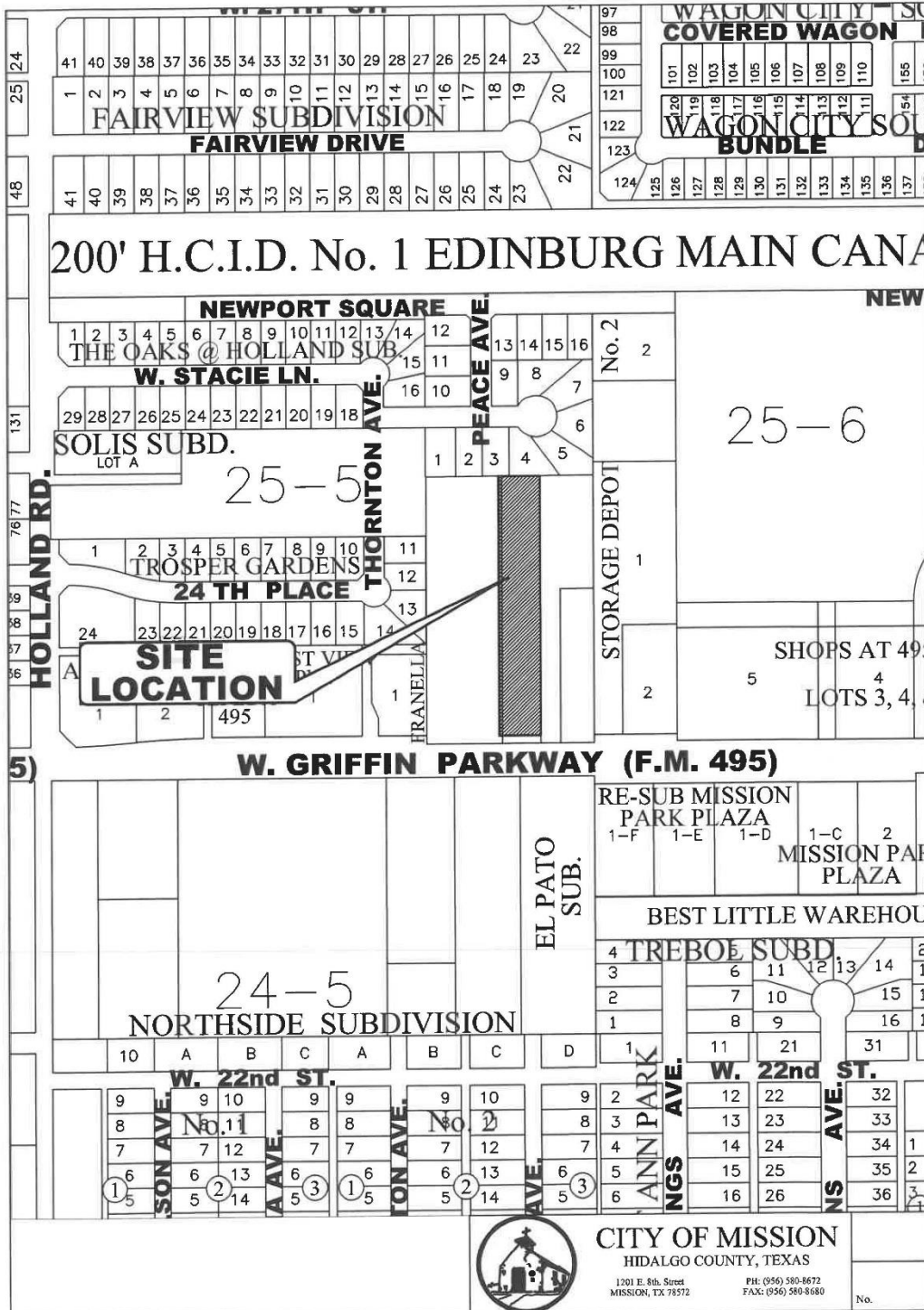
Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *MRP*

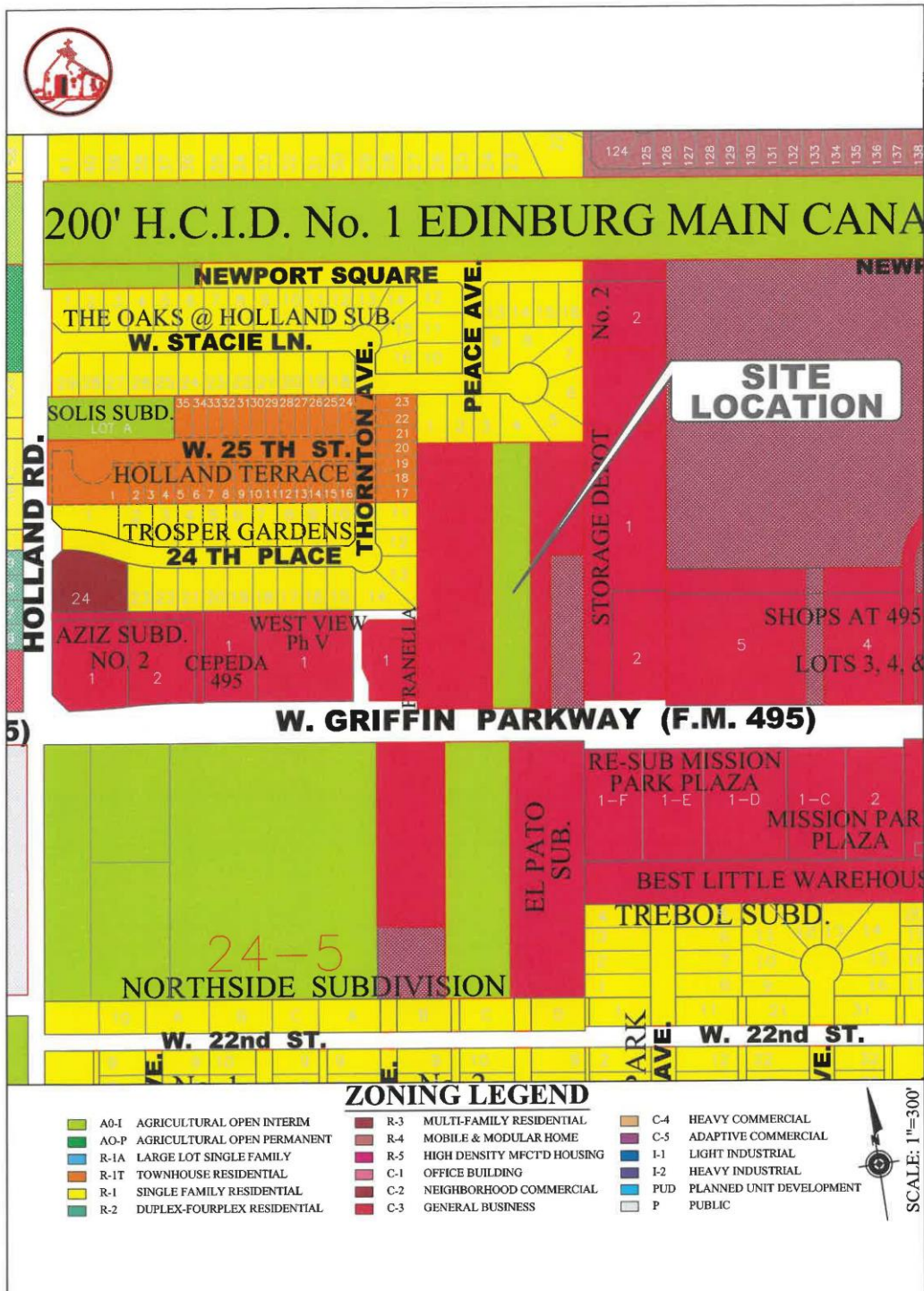
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES
_____ NAYS
_____ DISSENTING_____

Legal Notice Map



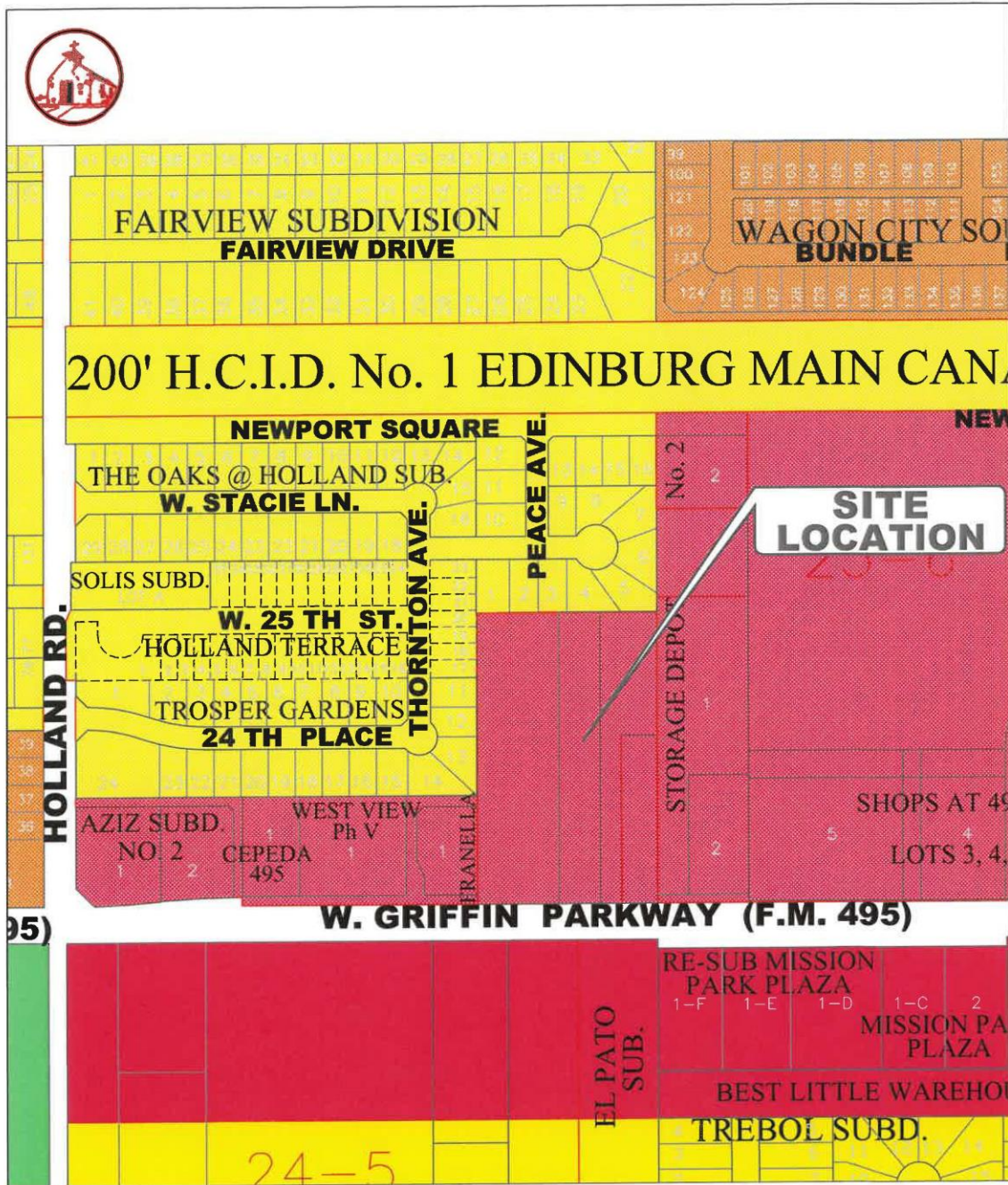
Zoning Map



Aerial Photo



Future Land Use Map



FUTURE LAND USE MAP

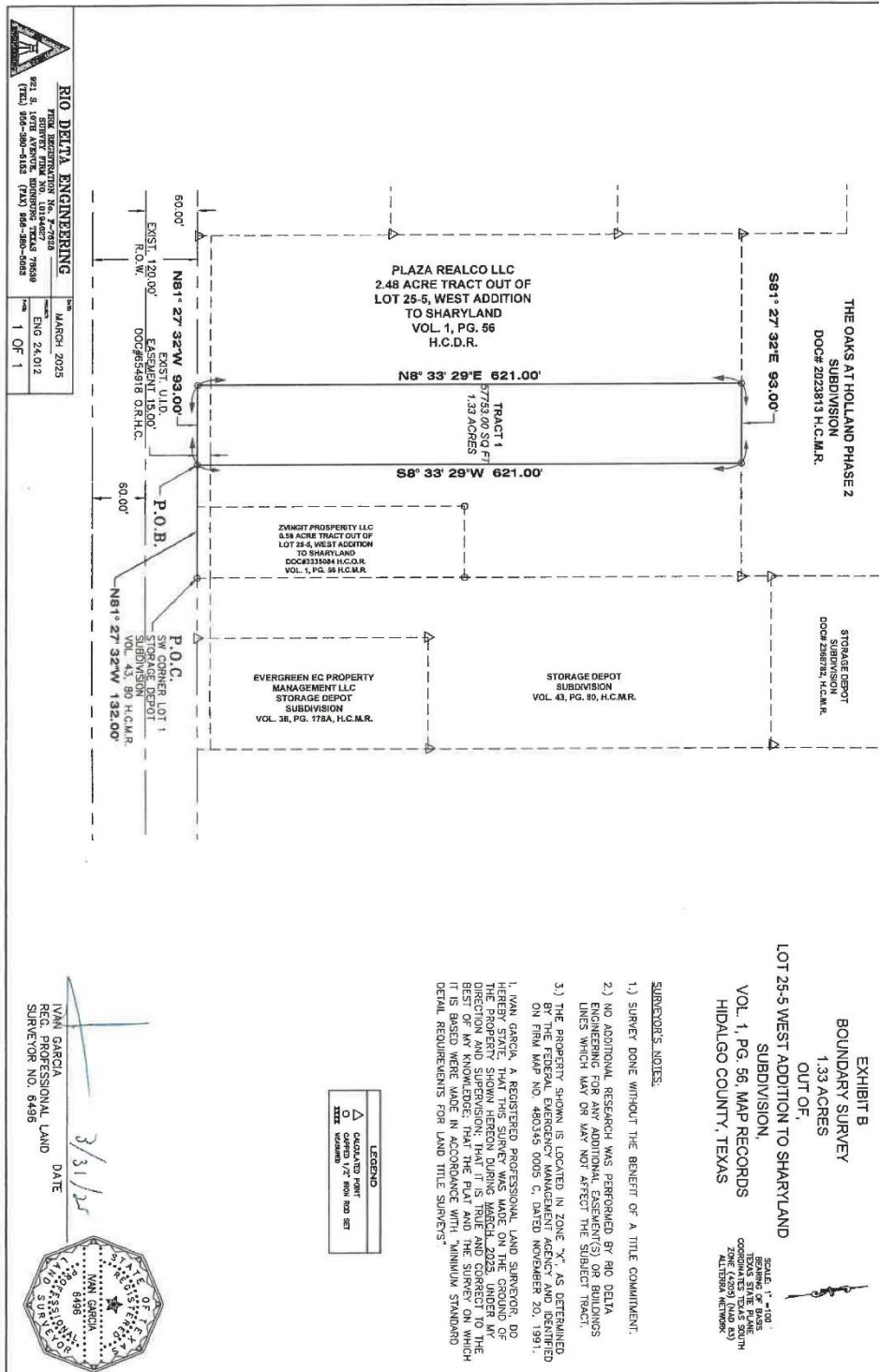
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|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density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



Photo of Property



Property Survey



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. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR 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, FROM AO-I
(AGRICULTURAL OPEN INTERIM) TO C-3 (GENERAL BUSINESS)**

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	From	To
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	AO-I	C-3

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary