



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 Large Lot Single-family Residential District ("R-1A") for a tract of land containing 10.06 acres of land, being a part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located along the East side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 26, 2024 – First Application for rezoning was submitted to the City
- December 6, 2024 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- December 6, 2024 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- December 18, 2024 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- January 10, 2025 – an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the January 13, 2025 City Council Meeting.
- January 30, 2025 an email was received from Mr. Javier Hinojosa, P.E. to continue with the rezoning process.
- January 31, 2025 Second application for rezoning was submitted to the City.
- February 7, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 7, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- February 19, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z)
- February 19, 2025 an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the February 19, 2025 P&Z Meeting. Mr. Hinojosa requested to be seen on the following meeting and proceed with a PUD.
- February 21, 2025 in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 21, 2025 in accordance with State and local law, notice of required public hearings mailed out to all property owners within 200' of subject tract.
- March 5, 2025 the meeting was canceled due to unforeseen circumstances. The applicant was advised that the rezoning was going to be considered on March 19, 2025.

- March 19, 2025 – No action was taken. The board will consider an ordinance to amend the lot sizes.
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all 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 Large Lot Single-family Residential District to allow for a new single-family development named The Orchards at James subdivision to be built on the property
- The site is located approximately 1280’ North of E. Griffin Parkway along the East side of N. Bryan Road.
- The surrounding zones consist of: Large Lot Single-family District (“R-1A”) to the North and East, and Agricultural Open Interim District (“AO-I”) to the south and West
- Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The site is Vacant
- The developer is proposing a 34-lot subdivision with an onsite drainage detention area south of the entrance from Bryan Road. The proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates subdivision.
- The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *MRP*

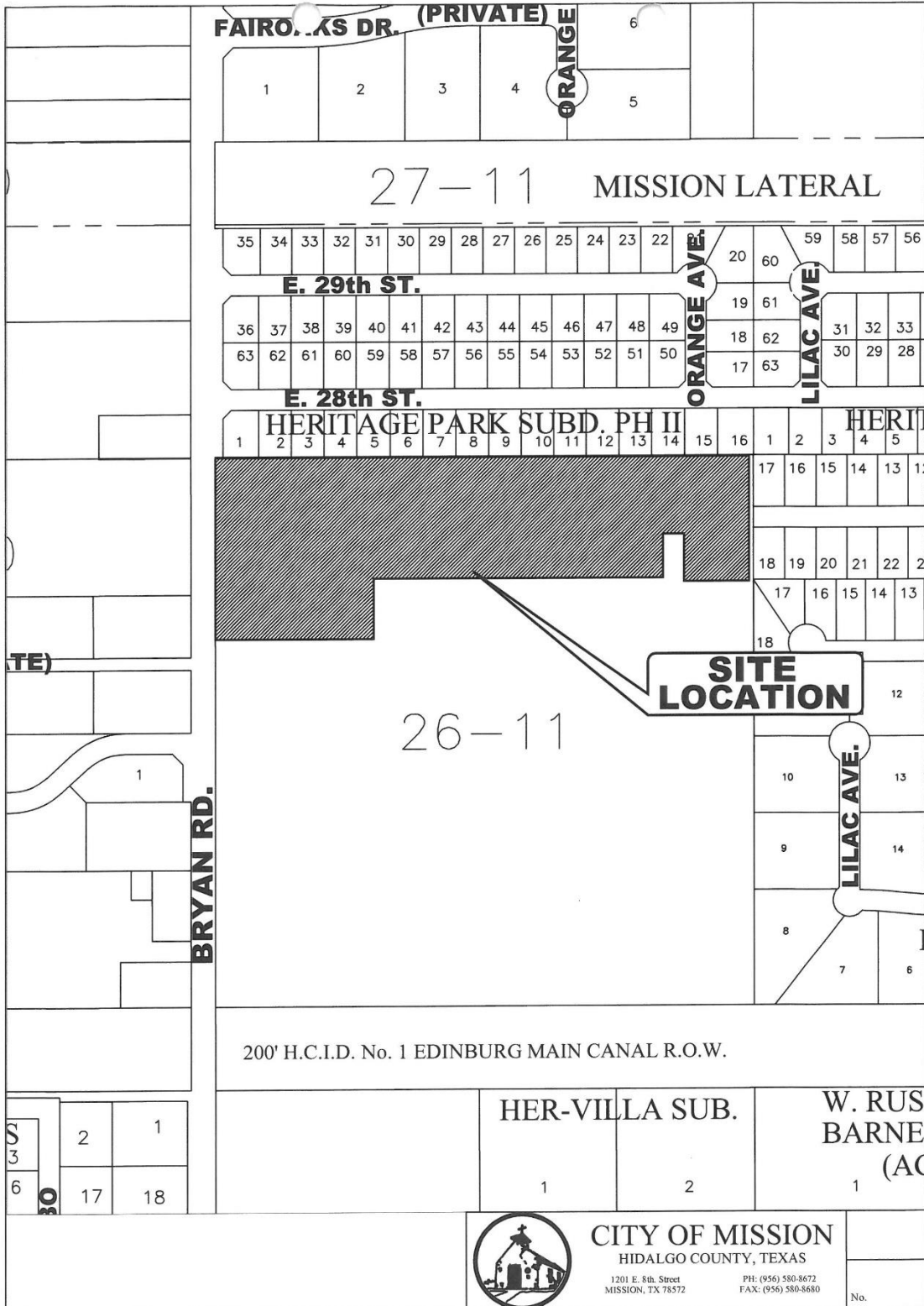
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

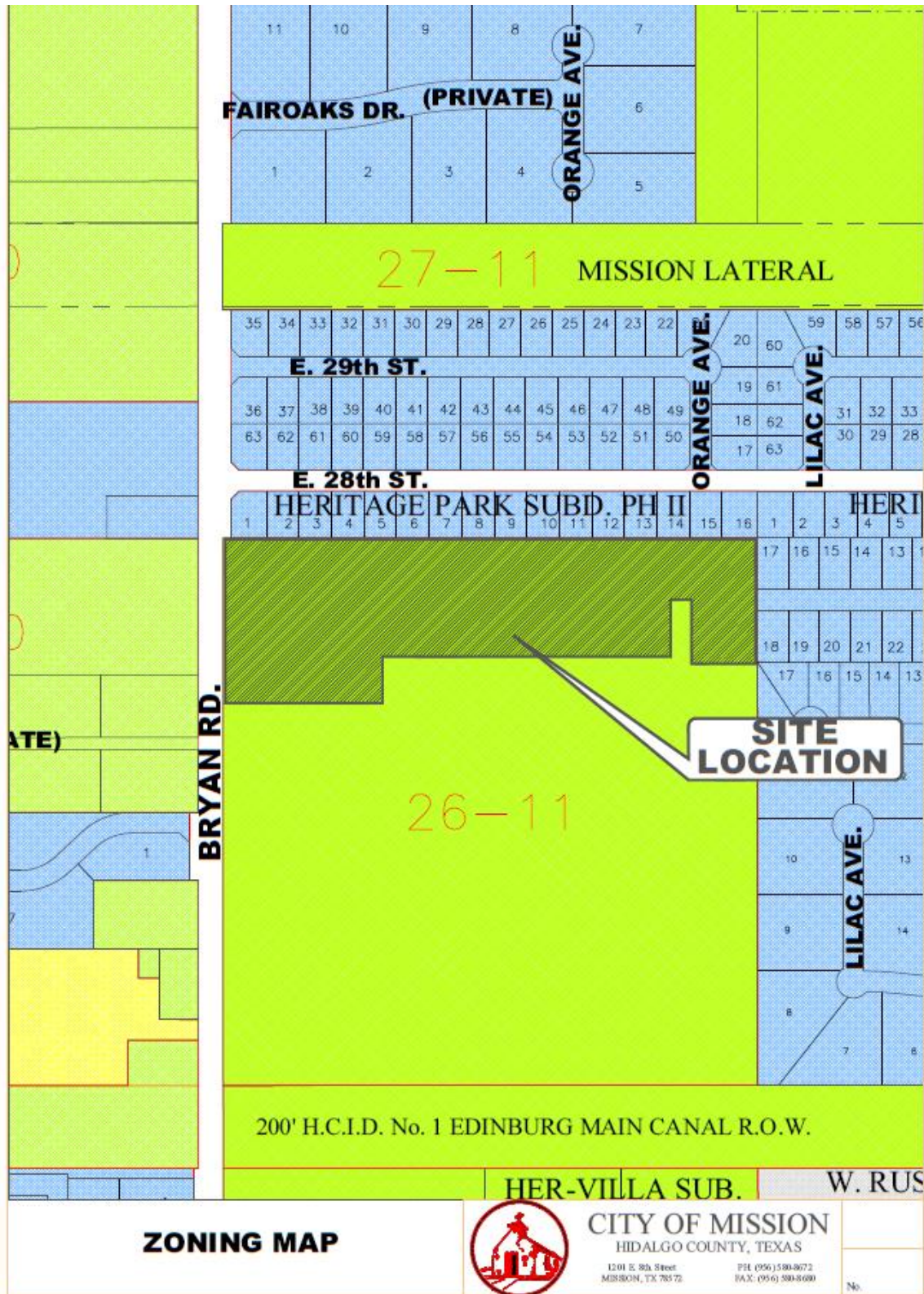
_____ NAYS

_____ DISSENTING _____

Attachment I – Legal Notice Map



Attachment II – Zoning Map



Attachment III – Aerial Photo



Attachment IV – Future Land Use Map

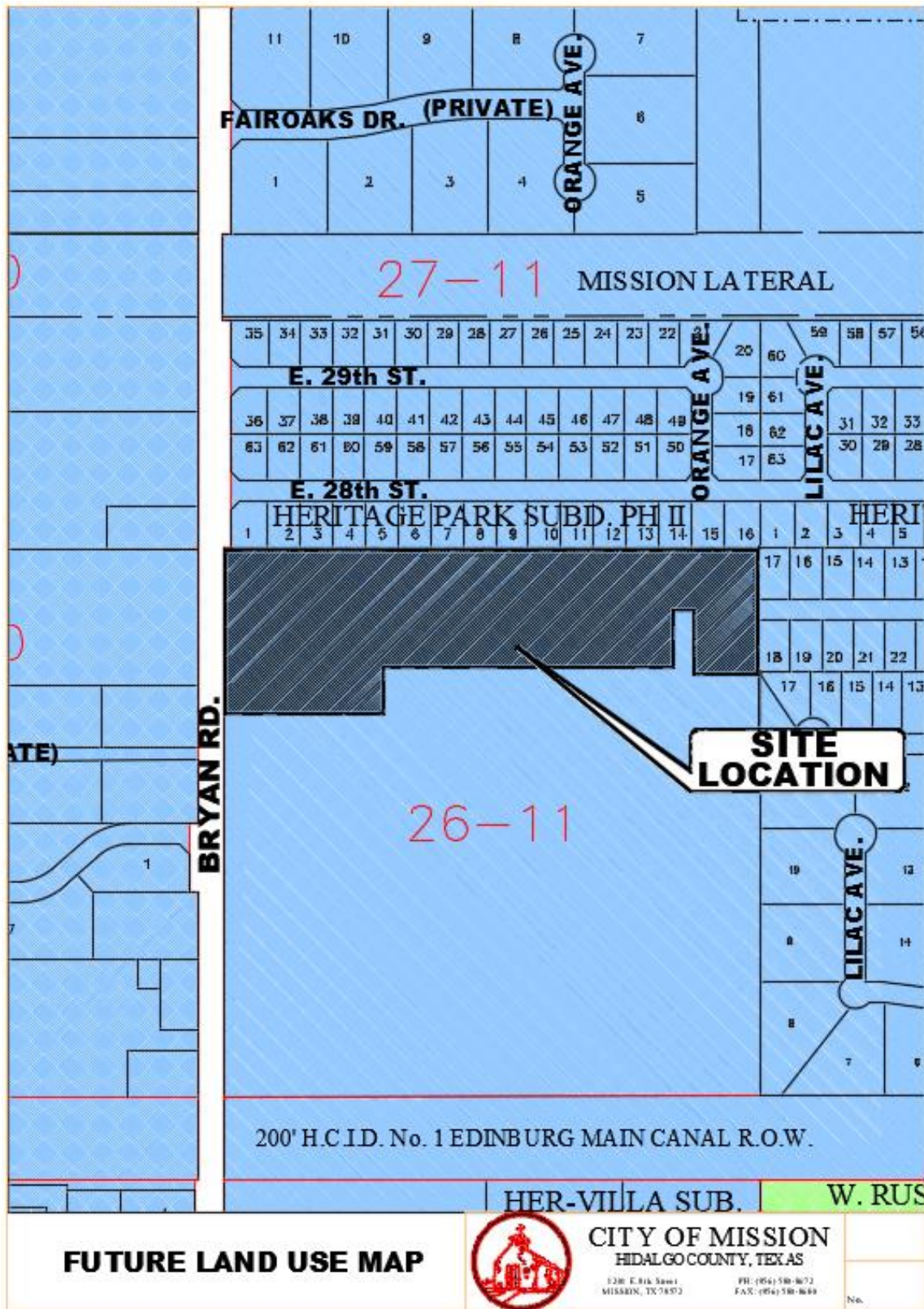


Photo of the Property



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
665466	PEREZ ISMAEL M & ALICIA CISNEROS G	2801 LILAC AVE	MISSION TX	TX	78574-3730
665405	CORTEZ FEDERICO RAMON JR	PO BOX 5673	MCALLEN TX	TX	78502-5673
665403	GONZALEZ JAVIER	1400 E 28TH ST	MISSION TX	TX	78574-2105
598854	CHIAMPOU MARK WILLAIM & JENNIFER GEISER	2509 LILAC AVE	MISSION TX	TX	78574-1976
665406	LONE STAR FAST FUNDING LLC	1404 E 28TH ST	MISSION TX	TX	78574
710386	VILLARREAL JUAN & ISMENA GARZA	1307 E 28TH ST	MISSION TX	TX	78574-2780
710384	RODRIGUEZ FRANCO	1309 E 28TH ST	MISSION TX	TX	78574-2780
710382	MONTENEGRO REMI LEON M & TANIA MORALES	1311 EAST 28TH ST	MISSION TX	TX	78574-2780
710328	VUONG MINH & MONG CAM HUYNH	1308 E 28TH ST	MISSION TX	TX	78574-2800
710327	GARZA DAVID JR & MARIA D ANZALDUA	1306 E 28TH ST	MISSION TX	TX	78574-2800
710326	RAMSA EQUIPMENT LLC	4613 N GLASSCOCK RD	PALMHURST TX	TX	78573-7116
710404	PEREZ JUAN F	1205 E 28TH ST	MISSION TX	TX	78574-2739
710402	CHAPA DAVID & ANGELA GRACE	1207 E 28TH ST	MISSION TX	TX	78574-2739
710400	LOZANO BIANCA L & WILLIAM I QUINTERO	1209 E 28TH ST	MISSION TX	TX	78574-2739
710398	SKRETTA ADAM MICHAEL & MARLA LIZETTE	1211 E 28TH ST	MISSION TX	TX	78574-2739
710331	EBEN EMMANUEL E	1314 E 28TH ST	MISSION TX	TX	78574-2800
710329	RUIZ MARIO A TREVINO	1310 E 28TH ST	MISSION TX	TX	78574
710325	BURNS MAIRA	1302 E 28TH ST	MISSION TX	TX	78574-2800
710323	DOVE HAROLD RUSSELL & MARIBEL O	1214 E 28TH ST	MISSION TX	TX	78574-2828
709035	RAMIREZ VICTOR A	1200 E 28TH ST	MISSION TX	TX	78574-2828
710406	MORALES GUSTAVO A & ANA I SALINAS	1203 E 28TH ST	MISSION TX	TX	78574-2739
710396	MENZIES BRITTNEY MACY ANITA & JESSICA BIANCA	1213 E 28TH ST	MISSION TX	TX	78574
710392	NAVA CHRISTIAN JUDITH & JUAN ORLANDO	1301 E 28TH ST	MISSION TX	TX	78574-2780
710388	RIVERA RENE E & MAGDA E	1305 E 28TH ST	MISSION TX	TX	78574-2780
710332	MONTMAYOR HECTOR C SR & KARLA LIZETH MERLA	2800 ORANGE AVE	MISSION TX	TX	78574-2776
710330	BELEN ANGEL R RAMOS	1312 E 28TH ST	MISSION TX	TX	78574-2800
710324	VACA JESUS SANTOS	1300 E 28TH ST	MISSION TX	TX	78574
710322	HERNANDEZ BELINDA	1212 E 28TH ST	MISSION TX	TX	78574
710408	PEREZ GRISELDA M & TOMAS PEREZ GARCIA JR	1201 E 28TH ST	MISSION TX	TX	78574-2739
710394	ROQUE LEIDY HERNANDEZ & ANDRES	1215 E 28TH ST	MISSION TX	TX	78574-2739
710390	QUATTRO GAMEZ CONSTRUCTION LLC	817 N WARE RD STE 6	MCALLEN TX	TX	78501-6643
710321	PASHANAMAEI KEEYAN & DEVON MONTGOMERY	1210 E 28TH ST	MISSION TX	TX	78574-2828
710320	CARRIZALES RENE & ELIZABETH C	1208 E 28TH ST	MISSION TX	TX	78574-2828
710319	MORENO LEOBARDO JAVIER ESCANDON & ANA PEREZ REYES	1206 E 26TH ST	MISSION TX	TX	78574

710318 CANTU ESNEL & MELISSA T	1204 E 28TH ST	MISSION TX	78574-2828
709978 KLIPPEL ERIC J & ANNALEE SANCHEZ	3405 DAFFODIL AVE	MCALLEN TX	78501-5807
709982 GARIBAY GABRIELA P & JORGE A RIOS	1406 LAS BRISAS DR	MISSION TX	78574-2784
709977 ALVAREZ SUE ELLEN	25910 ECHO MTN	SAN ANTO TX	78260-6297
709980 VARGAS OLAAK ADONEY & LAURA MARI	1402 LAS BRISAS DR	MISSION TX	78574-2784
709981 LOPEZ CHARLES E	1404 LAS BRISAS DR	MISSION TX	78574-2784
709979 IZAGUIRRE DULCE KARINA	1401 LAS BRISAS DR	MISSION TX	78574-2782
317074 ALI ANIBAL & LETICIA	2613 N BRYAN RD	MISSION TX	78574-2516
317069 J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION TX	78574-3553
317071 SALDANA ALFREDO & CONCUELO G	1124 TEOFILO DR	MISSION TX	78574-3594
317081 J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION TX	78574-3553
317134 PENA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLON TX	75056-7325
317076 RUIZ MARIO A TREVINO	1402 E 28TH ST	MISSION TX	78574-2105
1371361 PAZ ARMANDO MARIANO ALVARADO	1401 E SOLAR DR	MISSION TX	78574
1371360 SARINANA ROBERT & KELLY ELIZABETH	1403 E SOLAR DR	MISSION TX	78574-0566
1371359 OSORIO RAYMUNDO JR	1405 E SOLAR DR	MISSION TX	78574-0566
1371358 SALINAS LEONEL JR & ROXANA	1407 E SOLAR DR	MISSION TX	78574

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR A TRACT OF LAND CONTAINING, 10.06 ACRES OF LAND,
BEING PART OR PORTION OF LOT 26-11, WEST ADDITION TO SHARYLAND
SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY
ALONG THE EAST SIDE OF NORTH BRAYN ROAD, FROM AO-I (AGRICULTURAL OPEN
INTERIM) TO R-1A (LARGE LOT SINGLE FAMILY)**

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 tract of land containing 10.06 acres of land, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located approximately 1,280' North of E. Griffin Parkway along the East side of North Bryan Road	AO-I	R-1A

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

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary