



**MEETING DATE:** November 19, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- October 22, 2025 – Application for rezoning submitted for processing.
- November 6, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract, and notice of hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") for a commercial development at the site.
- The tract of land has 2.07 acres in area and measures 155.6 feet along Griffin Parkway and has a depth of 580.6 feet.
- The surrounding zones are General Business District (C-3) to the North and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West.
- The surrounding land uses include the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south.
- The property is vacant.
- The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses.
- Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

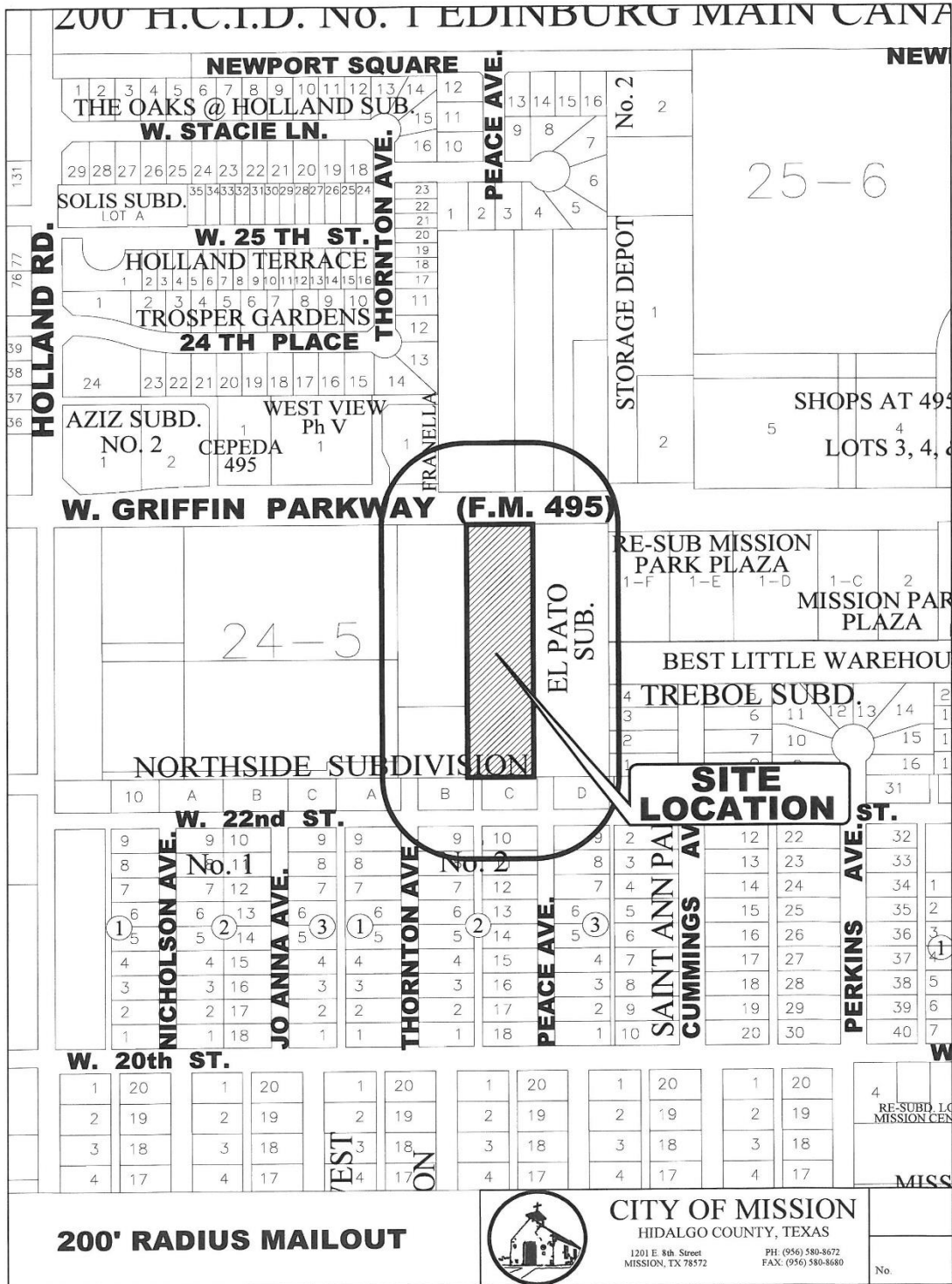
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\_\_\_\_\_ AYES

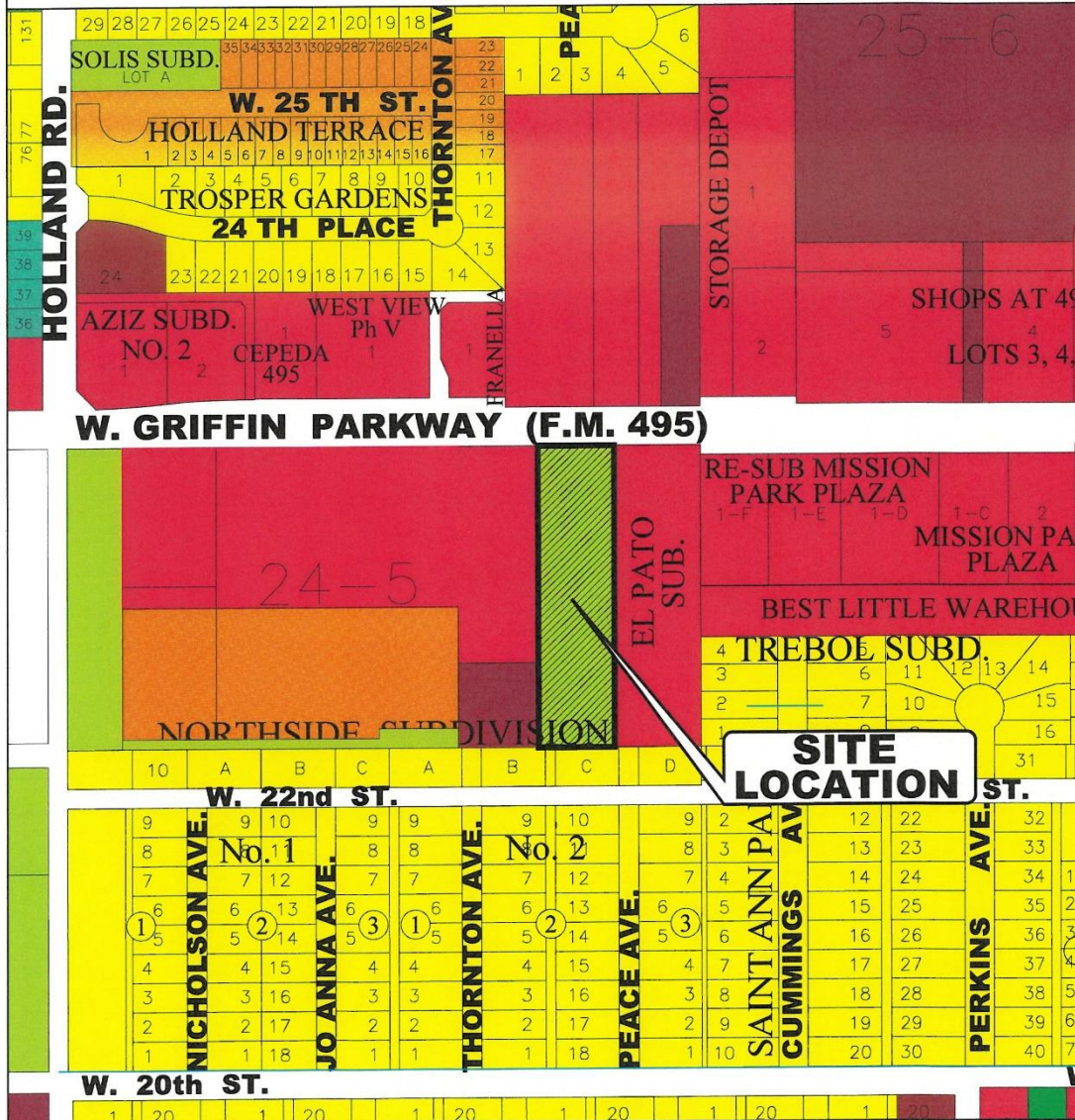
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\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP



# ZONING MAP



## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



# AERIAL



## PROPERTY SURVEY

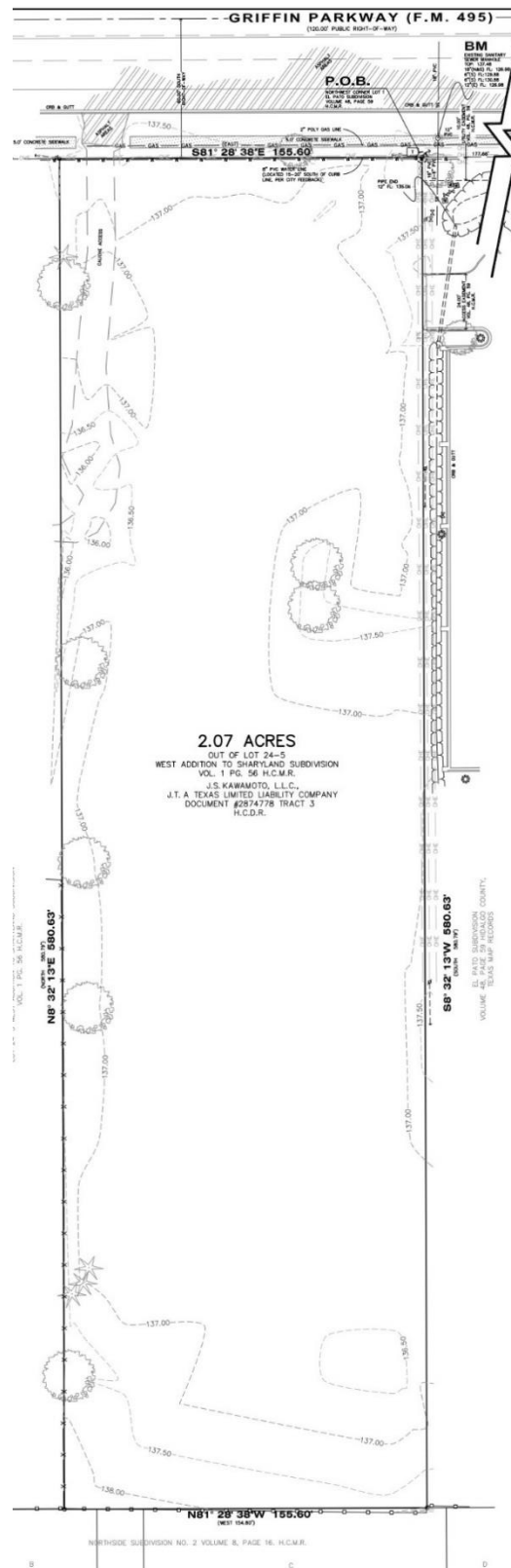


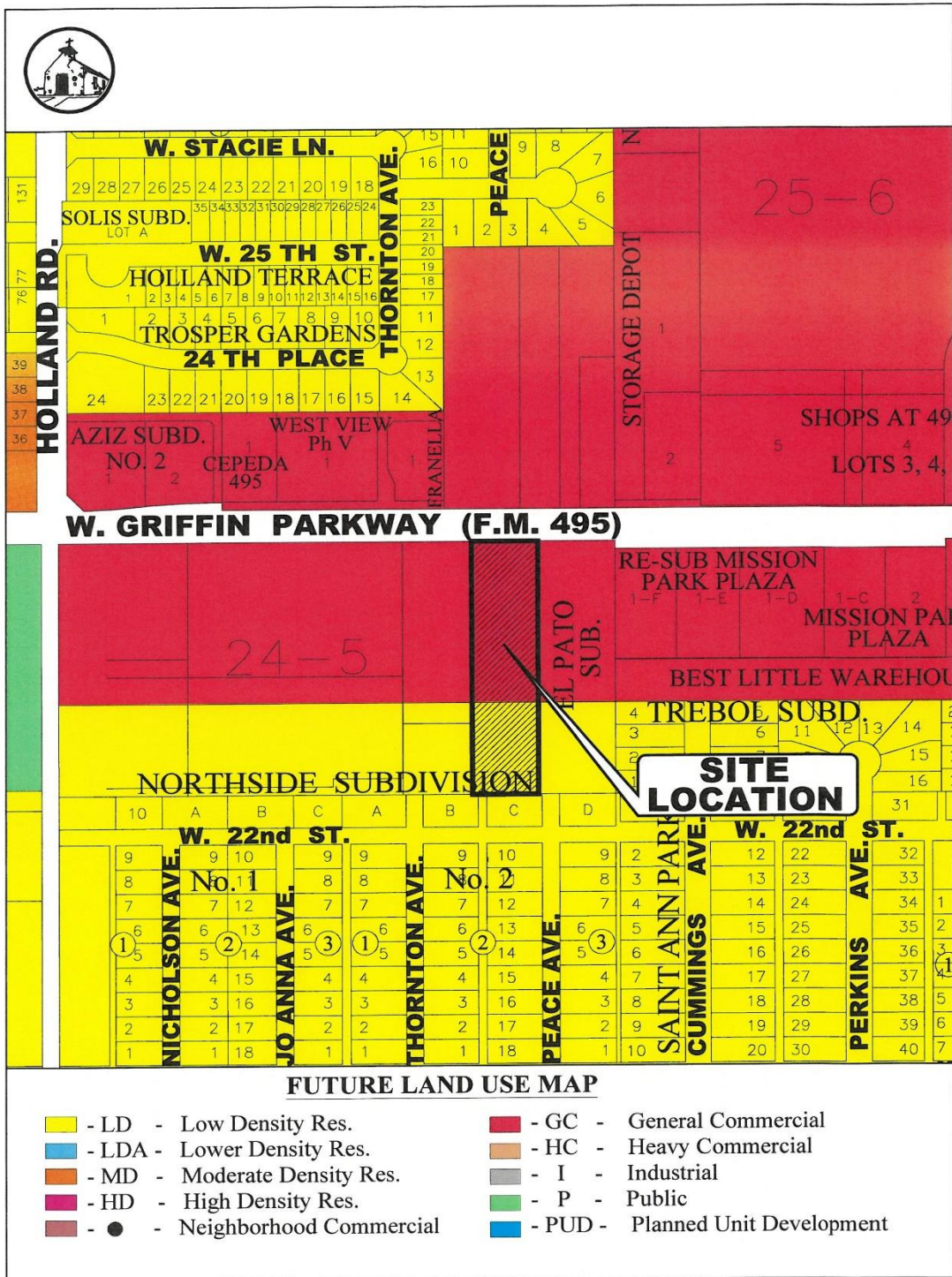


PHOTO OF THE SUBJECT PROPERTY





# FUTURE LAND USE MAP





# MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
815012	F6448-00-000-0001-00	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
560055	T6810-00-000-0001-00	GARCIA TOMAS & JANIE	2203 N CUMMINGS AVE	MISSION	TX	78572-2823
560057	T6810-00-000-0004-00	GONZALEZ JOSEPH N & JOANN L SUAREZ	2209 N CUMMINGS AVE	MISSION	TX	78572-2823
560056	T6810-00-000-0002-00	VILLARREAL JOSE M JR	2205 N CUMMINGS AVE	MISSION	TX	78572-2823
560073	T6810-00-000-0003-00	SANDOVAL JUAN C & MARIA T	2207 CUMMINGS AVE	MISSION	TX	78572
249445	N8000-02-002-0010-00	SALAZAR REYNALDO & NOELIA GUZMAN	2017 PEACE AVE	MISSION	TX	78572-2748
249446	N8000-02-002-0011-00	HOTCAVEG THOMAS H & MARCELINA	1505 VATIA BLVD	MISSION	TX	78572-6561
289454	S5550-00-000-0001-00	ABREGO ESTEFANIA	2201 N CUMMINGS AVE	MISSION	TX	78572-2823
249443	N8000-02-002-0008-00	MUNGUIA JUAN F & JUANITA	2014 THORNTON ST	MISSION	TX	78572-2745
249462	N8000-02-003-0009-00	MARTINEZ EVA G	2018 PEACE AVE	MISSION	TX	78572
249461	N8000-02-003-0008-00	GONZALEZ SAM	2016 PEACE AVE	MISSION	TX	78572-2749
249444	N8000-02-002-0009-00	HERNANDEZ DIANA	2016 THORNTON ST	MISSION	TX	78572-2745
249434	N8000-02-001-0008-00	RIVERA AMANDA JOSEPHINE	2019 THORNTON ST	MISSION	TX	78572-2744
316984	W0100-00-025-0005-08	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
316901	W0100-00-024-0005-05	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
691014	E4585-00-000-0001-00	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
316898	W0100-00-024-0005-02	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
658376	B2820-00-000-000A-00	STORE-MORE MISSION	6646 IRON HORSE BLVD	NORTH RICHLAND HILLS	TX	76180-6037
249463	N8000-02-00A-0000-00	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALLEN	TX	78505-2103
249464	N8000-02-00B-0000-00	EBANOS ROAD IGLESIA DE CRISTO	8300 N TAYLOR UNIT 3	MCALLEN	TX	78504
249465	N8000-02-00C-0000-00	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALLEN	TX	78505-2103
249466	N8000-02-00D-0000-00	GARZA VICTOR JR	406 W 22ND ST	MISSION	TX	78572-2719
1242748	W0100-00-025-0005-17	SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
316902	W0100-00-024-0005-06	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
20816060	M5233-00-000-001F-00	DG MISSION WF LLC	2611 HARRISON ST STE 900	WICHITA FALLS	TX	76308-1361
316985	W0100-00-025-0005-09	ZVINGIT PROSPERITY LLC	4315 LABURNAM RD	RICHMOND	TX	77407-1011