

ITEM# 1.1

REZONING:

Lots 1-5, Block 1, North Hampton Subdivision
R-1 to C-3
Debanhi Perez & Josue Rodriguez

REVIEW DATA

The property is located 355' north of U.S. Expressway 83 Frontage Road along the east side of Mayberry Road. The property's dimensions are 25' x 145' each.

SURROUNDING ZONES: N: R-1 – Single Family Residential
E: P – Public
W: P – Public
S: C-3 – General Business

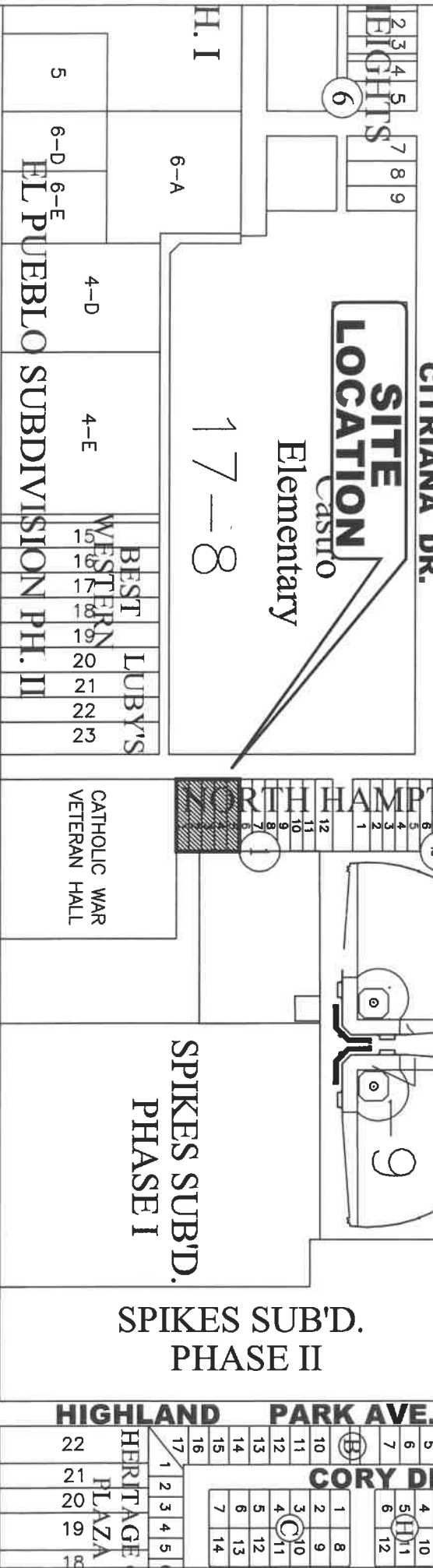
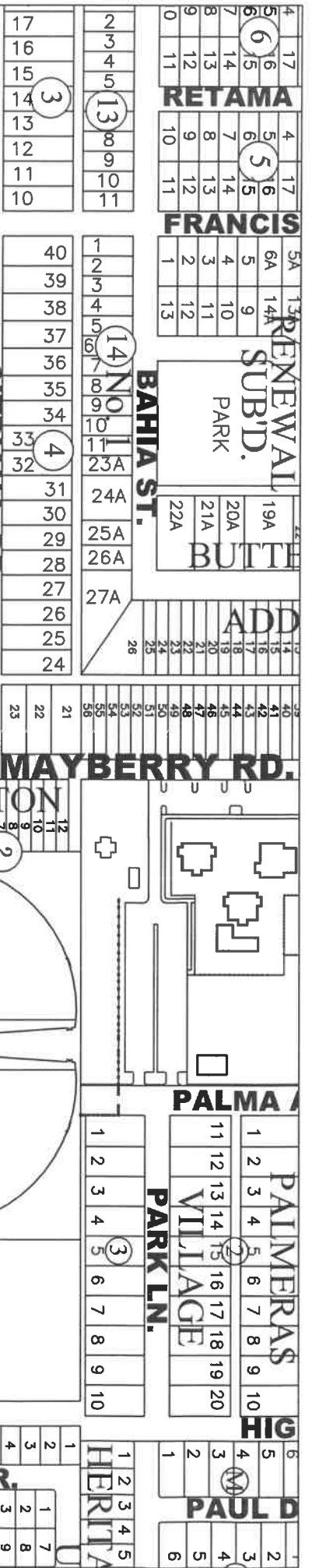
EXISTING LAND USES: N: Residential
E: Open Acreage
W: Castro Elementary School
S: Flores Funeral Home
Site: Residential

FLUM: Moderate Density Residential (MD)

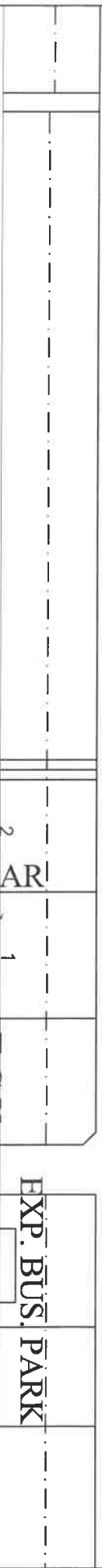
REVIEW COMMENTS: The Future Land Use Map showed this area as a Moderate Density Residential (MD) land use area, which is more consistent with a residential zone such as R-1, R-1T, or R-2 zoning. The land use for this property has been residential for years and staff believes that it still remains as a viable boundary between commercial and residential uses. Though the site is located adjacent to a commercial use, the desired C-3 zone is in conflict with the Future Land Use Map. Staff notes that the Future Land Use Map is not 'set on stone' and zoning does not have to match, but unless there is a predominant and unique reason to deviate from it, the City should abide by the FLUM as much as possible.

Staff notes that on October 26, 2009 the City Council considered and denied a C-3 rezoning request for Lots 1 & 2. Staff mailed 13 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

RECOMMENDATION: Staff recommends denial.



U.S. EXPRESSWAY 83



CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



April 22, 2024

Eloisa E. Duran
211 S. Mayberry Road
Mission, Texas 78572


Re: Zone Change Application

I, Eloisa E. Duran, owner of Hidalgo County Property ID #247598, located at 211 S. Mayberry Road, hereby authorize Debanhi Perez to be an official agent for this property in all matters pertaining to a Zone Change Application Request from the City of Mission, Texas.

Mrs. Perez will be attending any required meetings and can be contacted at (956) 960-6191 for any questions or comments relating to the rezoning process for this property.

Sincerely,

Eloisa E. Duran

A handwritten signature in black ink, appearing to read "Eloisa E. Duran", written over a horizontal line.

E4650-02-000-004B-00 (504040)
RIC BROWN FAMILY FUNERAL HOME INC
621 E GRIFFIN PKWY
MISSION TX 78572

N5000-00-001-0001-00 (247597)
DURAN ELOISA EDITH
211 S MAYBERRY ST
MISSION TX 78572

N5000-00-001-0003-00 (247598)
DURAN ELOISA EDITH
211 S MAYBERRY ST
MISSION TX 78572

N5000-00-001-0006-00 (247599)
GUERRERO MARTIN
G C BOARD LLC
207 S MAYBERRY ST
MISSION TX 78572

N5000-00-001-0007-00 (247600)
CERVANTES FRANCISCO GOMEZ
207 S MAYBERRY ST
MISSION TX 78572

N5000-00-001-0009-00 (247601)
MATA BERENICE ORTEGA & JOSE E
205 S MAYBERRY RD
MISSION TX 78572

N5000-00-001-0011-00 (247602)
RIOS FRANCISCO JR
201 S MAYBERRY ST
MISSION TX 78572

W0100-00-017-0009-00 (316657)
FLORES FUNERAL HOMES INC
219 S MAYBERRY ST
MISSION TX 78572

W0100-00-017-0009-03 (316660)
TLR INVESTMENTS LTD
805 E EXPRESSWAY 83
MISSION TX 78572

W0100-00-017-0009-04 (316661)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

W0100-00-017-0009-05 (553914)
CITY OF MISSION TEXAS
1201 E 8TH ST
MISSION TX 78572

W0100-00-017-0009-06 (555884)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M4940-00-000-0001-00 (630618)
MISSION IND SCHOOL DISTRICT
1201 BRYCE DR
MISSION TX 78572