

ITEM# 1.1

REZONING: All of Lot 12, Block 81,
Mission Original Townsite
R-1 to R-2
Dagoberto Perez

REVIEW DATA

The subject site is located at the southwest corner of E. 5th Street and N. Francisco Ave. – see vicinity map.

SURROUNDING ZONES:	N:	R-1	– Single Family Residential
	E:	R-1	– Single Family Residential
	W:	R-1	– Single Family Residential
	S:	R-1	– Single Family Residential

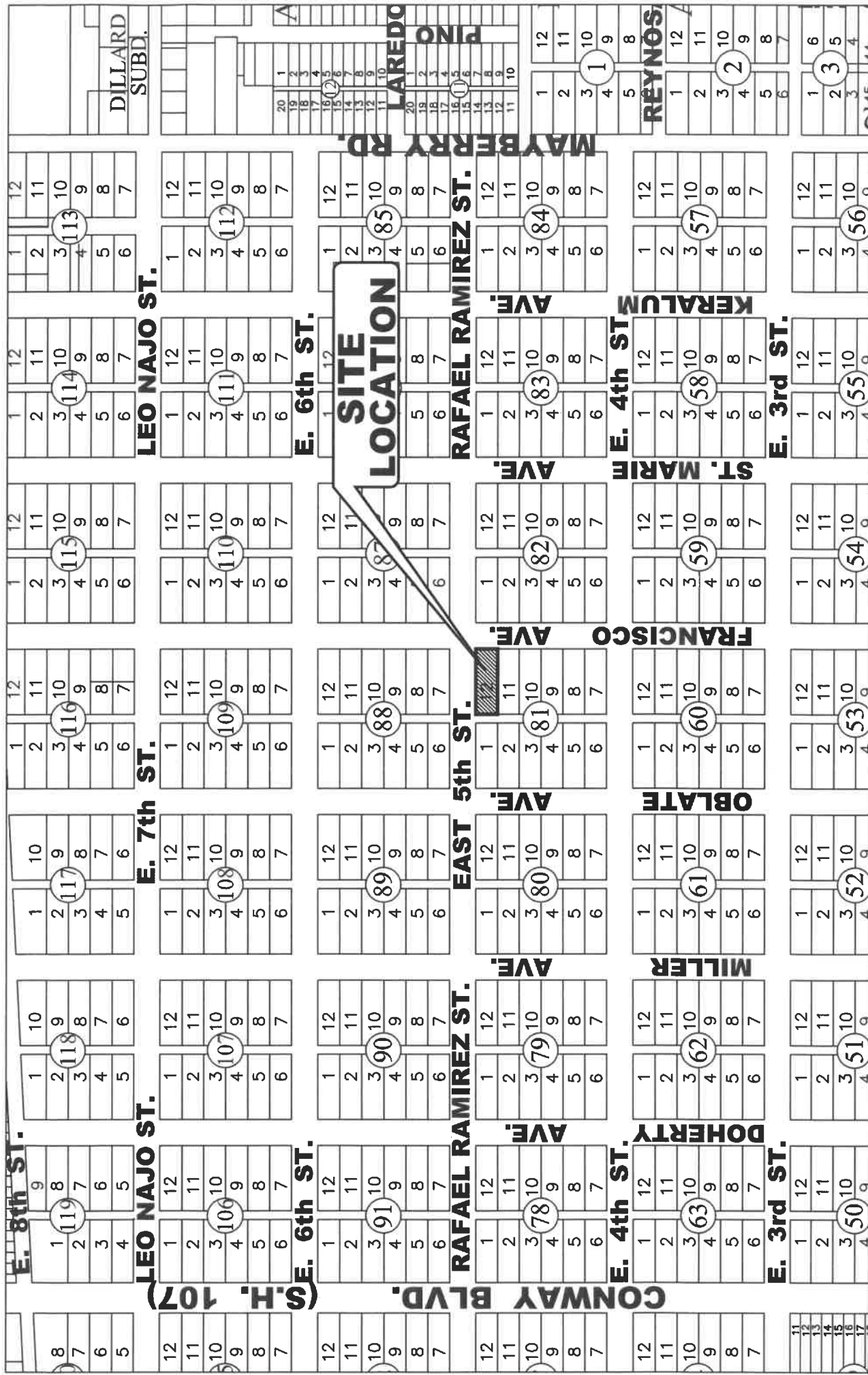
EXISTING LAND USES:	N:	Vacant
	E:	Apartment
	W:	Single Family Residential
	S:	Vacant
	Site:	Vacant

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: This property has been considered before for an R-2 zone in October 23, 2019 and January 10, 2022 and both times it has been denied. The Future Land Use Map reflects Low Density (LDA) Residential; reflecting that R-1 remained the best compatible use for the neighborhood. Rezoning the site to R-2 would go against the mass rezoning that was done by the Planning & Zoning Commission and the City Council for the Old Townsite area in 2006.

Staff has received several calls from residents within the area opposing this rezoning request. The concerns voiced are that they don't want more apartments in this area, tenants don't keep up maintenance of apartments, and disrupt their peace.

RECOMMENDATION: Staff is recommending Denial.



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

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

No.



**SITE
LOCATION**

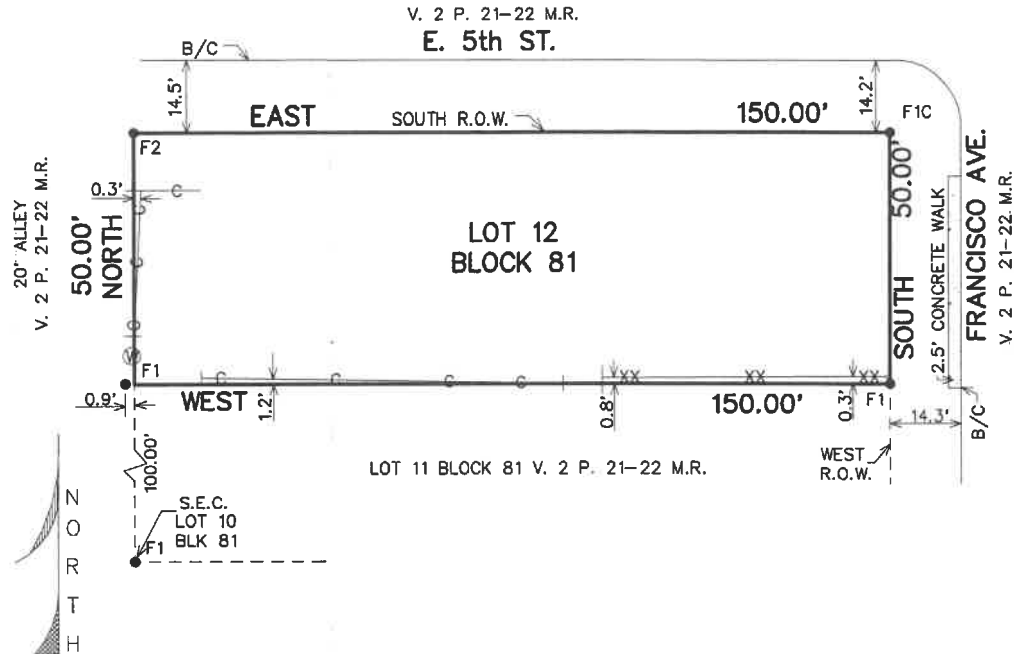
FRANCISCO AVE.

RAFAEL RAMIREZ (E. 5TH ST.)



PEÑA ENGINEERING

FIRM #10087200 · 1001 WHITEWING · P.O. BOX 4320
(956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA



SCALE: 1"=30'
CAD: MISSION12-81AD
JOB: 79329

BASIS OF BEARING IS THE WEST LINE OF LOTS
10 - 12, BLK 81, ORIGINAL TOWNSITE OF MISSION,
V. 2 P. 21-22, M.R.

LEGEND

- F1C - FOUND 1/2" DIAMETER IRON ROD W/ CAP STAMPED "SAMES"
- F1 - FOUND 1/2" DIAMETER IRON PIPE
- F2 - FOUND 3/4" DIAMETER IRON PIPE
- MBSL - MINIMUM BUILDING SETBACK LINE
- R.O.W - RIGHT OF WAY
- ⊕ - WATER METER
- ⊖ - 6' CEDAR FENCE
- X-X- - 3' HOGWIRE FENCE

EASEMENTS AS PER G.F NO.: 22-7144665-MI
EFFECTIVE DATE: NOVEMBER 28, 2022
ISSUED DATE: DECEMBER 19, 2022

- 1.) STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF UNITED IRRIGATION DISTRICT PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- 2.) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF HIDALGO COUNTY DRAINAGE DISTRICT NO.1.
- 3.) BLANKET EASEMENT FOR ROADS, CANALS, LATERALS, ETC., V. 6 PAGE 566 RPR

BUYER'S NAME: DAGOBERTO PEREZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO.: 480345 005 C
MAP REVISED: NOVEMBER 20, 1991

- Zone "A" - This is to certify that this property is in a flood prone area.
- Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2022 PEÑA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.
ADDRESS: 416 E. 5TH ST. MISSION, TEXAS 78572

LEGAL DESCRIPTION: LOT 12, BLOCK 81, ORIGINAL TOWNSITE OF MISSION,
AN ADDITION IN HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 2 PAGE 21-22
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña III

12/21/2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

M5200-00-081-0001-00 (239189)
SUITS GLORIA D A/K/A SAUCEDA
422 OBLATE AVE
MISSION TX 78572

M5200-00-081-0002-00 (239190)
DILLARD OFELIA
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-081-0003-00 (239191)
ORNIK MARK
410 OBLATE
MISSION TX 78572

M5200-00-081-0005-00 (239192)
JUAREZ FRANCISCO
406 OBLATE AVE
MISSION TX 78572

M5200-00-081-0006-00 (239193)
FLORES JAVIER & MELVA
506 MILLER AVE
MISSION TX 78572

M5200-00-081-0007-00 (239194)
ORTIZ HUGO VALDEZ & MARIA ELENA
401 N FRANCISCO AVE
MISSION TX 78572

M5200-00-081-0008-00 (239195)
FLORES MARIA DEL SOCORRO
405 N FRANCISCO AVE
MISSION TX 78572

M5200-00-081-0009-00 (239196)
GAYTAN RICARDO & GUADALUPE O
4813 N STEWART RD
PALMHURST TX 78573

M5200-00-081-0010-00 (239197)
BEL-MAR PROPERTIES LTD
1401 BARCELONA ST
MISSION TX 78572

M5200-00-081-0011-00 (239198)
ALANIZ ESTELLA M
2413 LAKEHURST DR
AUSTIN TX 78744

M5200-00-081-0012-00 (239199)
PEREZ DAGOBERTO
219 N MISSOURI ST
ALTON, TX. 78573-1281

M5200-00-082-0001-00 (239200)
PENA FERNANDO
1518 E 1ST STREET
MISSION TX 78572

M5200-00-082-0002-00 (239201)
RESENDEZ ROSA NELLY
611 JOSHUA DR
MISSION TX 78574

M5200-00-082-0003-00 (239202)
SALINAS HOMERO & NORMA
414 N FRANCISCO AVE
MISSION TX 78572

M5200-00-082-0004-00 (239203)
CADENA PATRICIA & EDUARDO GUERR
412 N FRANCISCO AVE
MISSION TX 78572

M5200-00-082-0005-00 (239204)
PADRON LUIS & MARTHA MORALES
406 N FRANCISCO
MISSION TX 78572

M5200-00-087-0004-00 (239264)
HERNANDEZ ABEL
512 N FRANCISCO AVE
MISSION TX 78572

M5200-00-087-0005-00 (239265)
VALDES ALFREDO M & DELIA ALDAPE
867 S HIGHLAND RD
OTHELLO WA 99344

M5200-00-087-0006-00 (239266)
SEGURA TELESFORO & HERMINIA
505 E 5TH ST
MISSION TX 78572

M5200-00-088-0007-00 (239276)
HERNANDEZ MARIA V & FERNANDO
606 E ESPERANZA AVE
MISSION TX 78574

M5200-00-088-0008-00 (239277)
AVILA JAMES ANDREW & ANA MARIA
429 W ADAMS AVE APT 2
ALTON TX 78573

M5200-00-088-0009-00 (239278)
DIAZ LUDIVINA
507 N FRANCISCO AVE
MISSION TX 78572

M5200-00-088-0001-00 (1014962)
TEXAS CONFERENCE ASSOCIATION OF
PO BOX 800
ALVARADO TX 76009