

**ITEM# 1.6**

**REZONING:**

Being a tract containing 0.36 acre of land situated out of the South one-half of Block 15-8, of the West Addition to Sharyland of Porciones 53, 54, 55, 56 & 57, and further being out of Lot 61, of the unrecorded Melba Carter Subdivision  
R-1 to R-2  
Martin Vega

**REVIEW DATA**

The subject site is located at the southwest corner of Melba Carter & Mayberry Road – see vicinity map.

**SURROUNDING ZONES:**

N: I-1 - Light Industrial  
E: I-1 - Light Industrial  
W: R-1 - Single Family Residential  
S: R-1 - Single Family Residential

**EXISTING LAND USES:**

N: Vacant  
E: Warehouses  
W: Single Family Home  
S: Single Family Home  
Site: Vacant

**FLUM:**

Industrial (I)

**REVIEW COMMENTS:** This subdivision has considered several rezoning in the past ranging from commercial, industrial and residential. It is staff understanding from the surrounding residents and the City Council that they would like to keep this area residential with the exception of the lots off of Conway which are already zoned commercial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses.

**RECOMMENDATION:** Staff recommends denial.

GATEWAY MISSION  
1

EXPRESSWAY BUSINESS  
PARK SUBD.  
PHASE VII

TRACT - 1 (308,551 S.F.)

EXWY. I  
PHASE VI

EXWY. BUS. PARK  
PHASE II BLOCK 1

TRINITY RD.

EXPRESSWAY BUSINESS  
PARK PHASE IX

road Spur

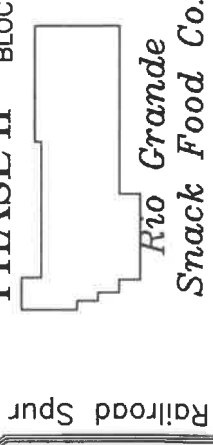
13 14 15 16  
DRAIN DITCH  
19 20 21 22 23 24 25 26 27 28 29

MELBA CARTER  
SUBDIVISION  
DRAIN DITCH  
42 43 44 45  
48 49 50 51 52 53 54 55 56 57 58 59 60  
62 63 64 65

TONY TRANSPORTATION  
LOT 1

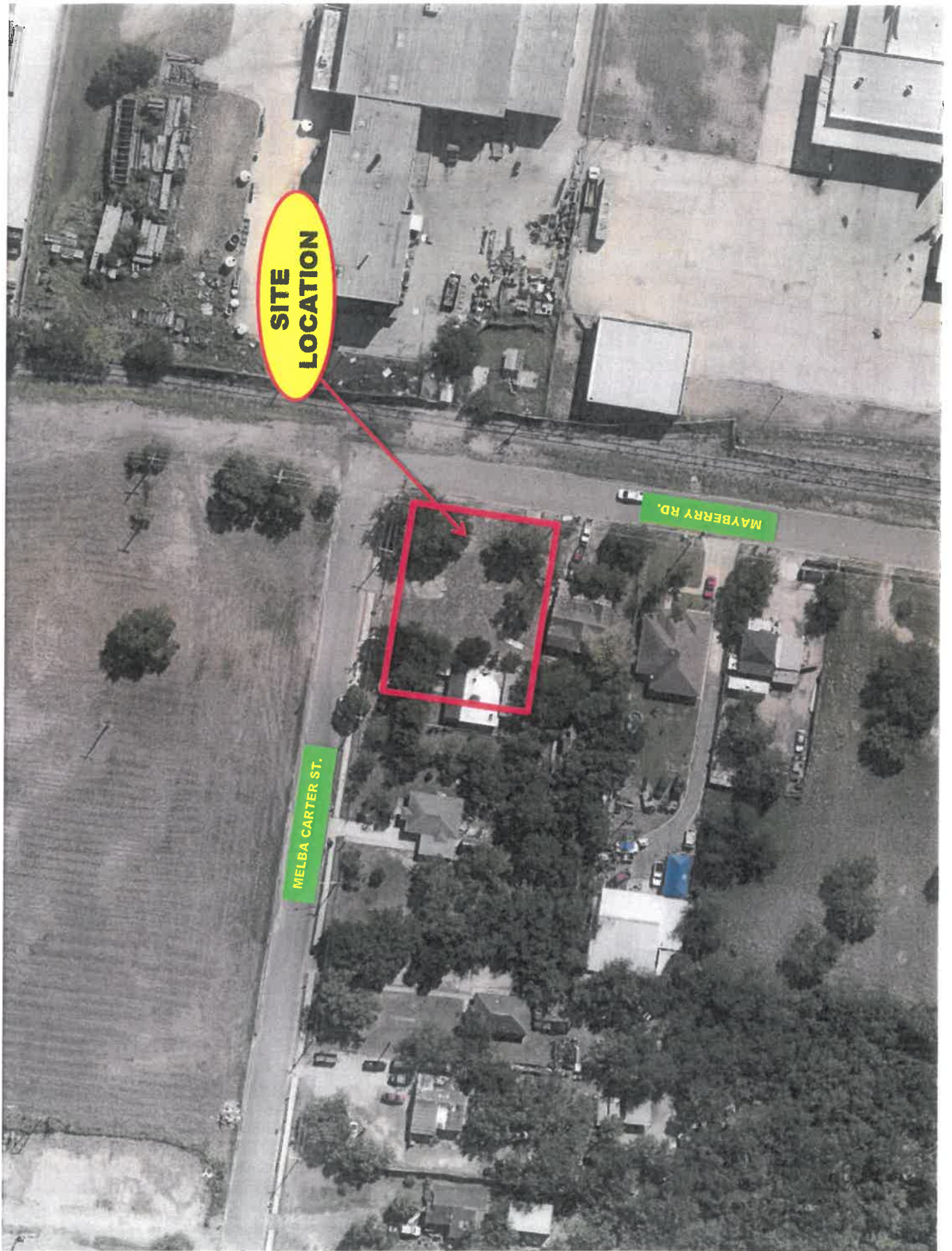
REPLAT  
PHASE XII

**SITE  
LOCATION D.**  
PHASE VI  
15-9



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 5th Street  
MISSION, TX 78572  
PH: (956) 380-8672  
FAX: (956) 380-8680

No.



**SITE  
LOCATION**

MELBA CARTER ST.

MAYBERRY RD.

E8465-02-001-0000-00 ( 537279)  
ROLESA INVESTMENTS LLC  
5220 S EXPY 281  
EDINBURG TX 78542

M3300-00-000-0060-00 ( 233610)  
PERALEZ REBECCA G  
704 MELBA CARTER ST  
MISSION TX 78572

M3300-00-000-0061-00 ( 233611)  
GUERRA RICARDO & JUANITA V  
706 MELBA CARTER ST  
MISSION TX 78572

M3300-00-000-0061-10 ( 233612)  
CHAVEZ EVANGELINA  
708 MELBA CARTER ST  
MISSION TX 78572

M3300-00-000-0061-20 ( 233613)  
SALINAS SERGIO & SONIA  
1410 S BUNNY ST  
ALTON TX 78573

M3300-00-000-0062-00 ( 233614)  
CASTRO MIGUEL A & CARLA A GUERRI  
1314 S MAYBERRY ST  
MISSION TX 78572

M3300-00-000-0062-10 ( 233615)  
VEGA MARIA DE JESUS  
401 E 2ND ST  
MISSION TX 78572

M3300-00-000-0063-00 ( 233616)  
ESQUIVEL EUSTACIO JR  
2037 AVENUE B  
GRAND PRAIRIE TX 75051

M3300-00-000-0063-10 ( 233617)  
ESQUIVEL EUSTACIO JR  
2037 AVENUE B  
GRAND PRAIRIE TX 75051

M3300-00-000-0063-11 ( 233618)  
JASSO SAN JUANITA  
202 OBLATE AVE  
MISSION TX 78572

E8465-06-000-0001-00 ( 604797)  
SOUTH SOONER HOLDING LLC  
1801 BOREN BLVD  
SEMINOLE OK 74868

E8465-06-000-0001-01 ( 604798)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

E0200-00-000-0006-05 ( 622037)  
MARA PRO LOGISTICS LLC  
1001 S CAPITAL OF TEXAS  
HWY BLDG L  
WEST LAKE HILLS TX 78746