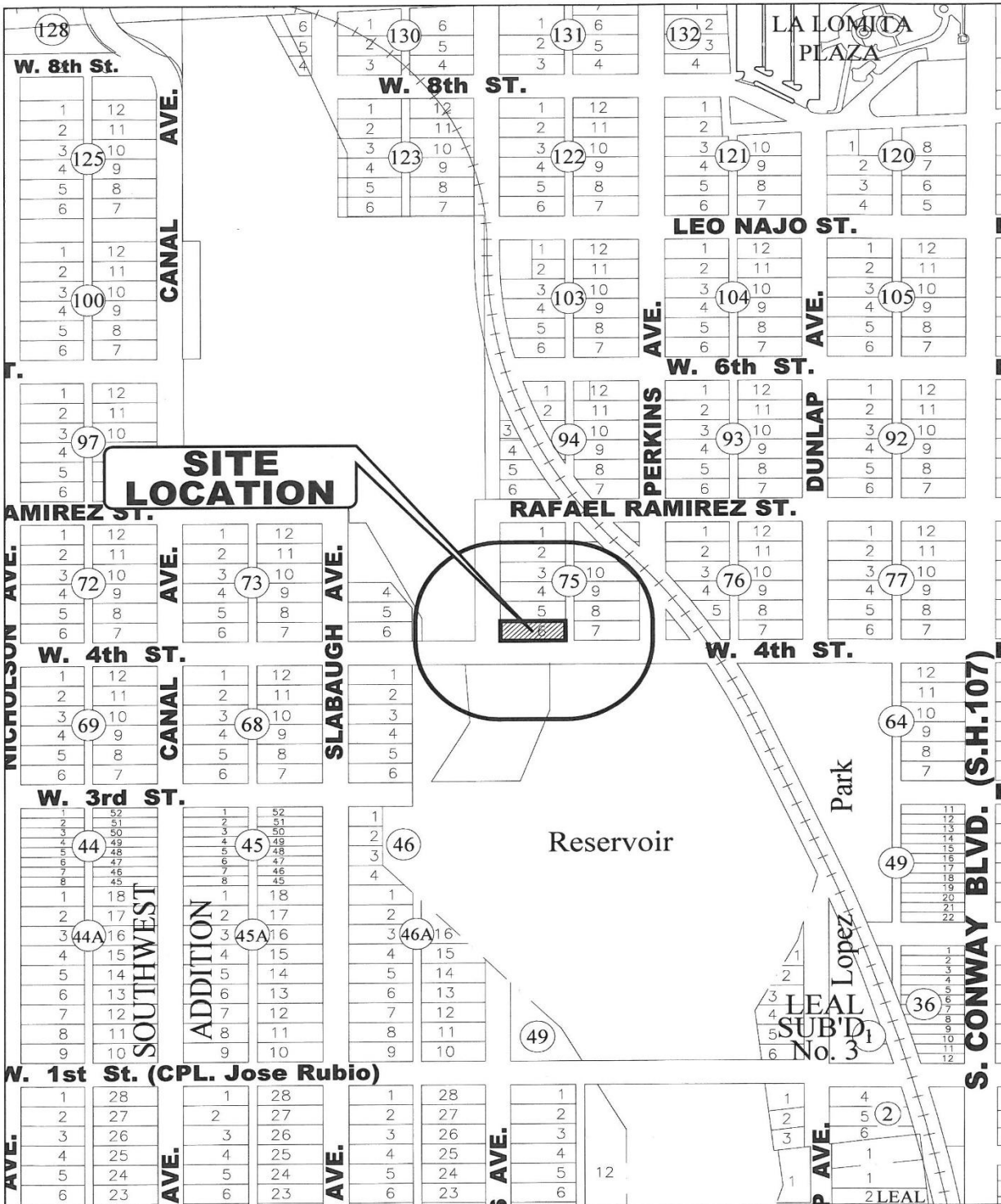


# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



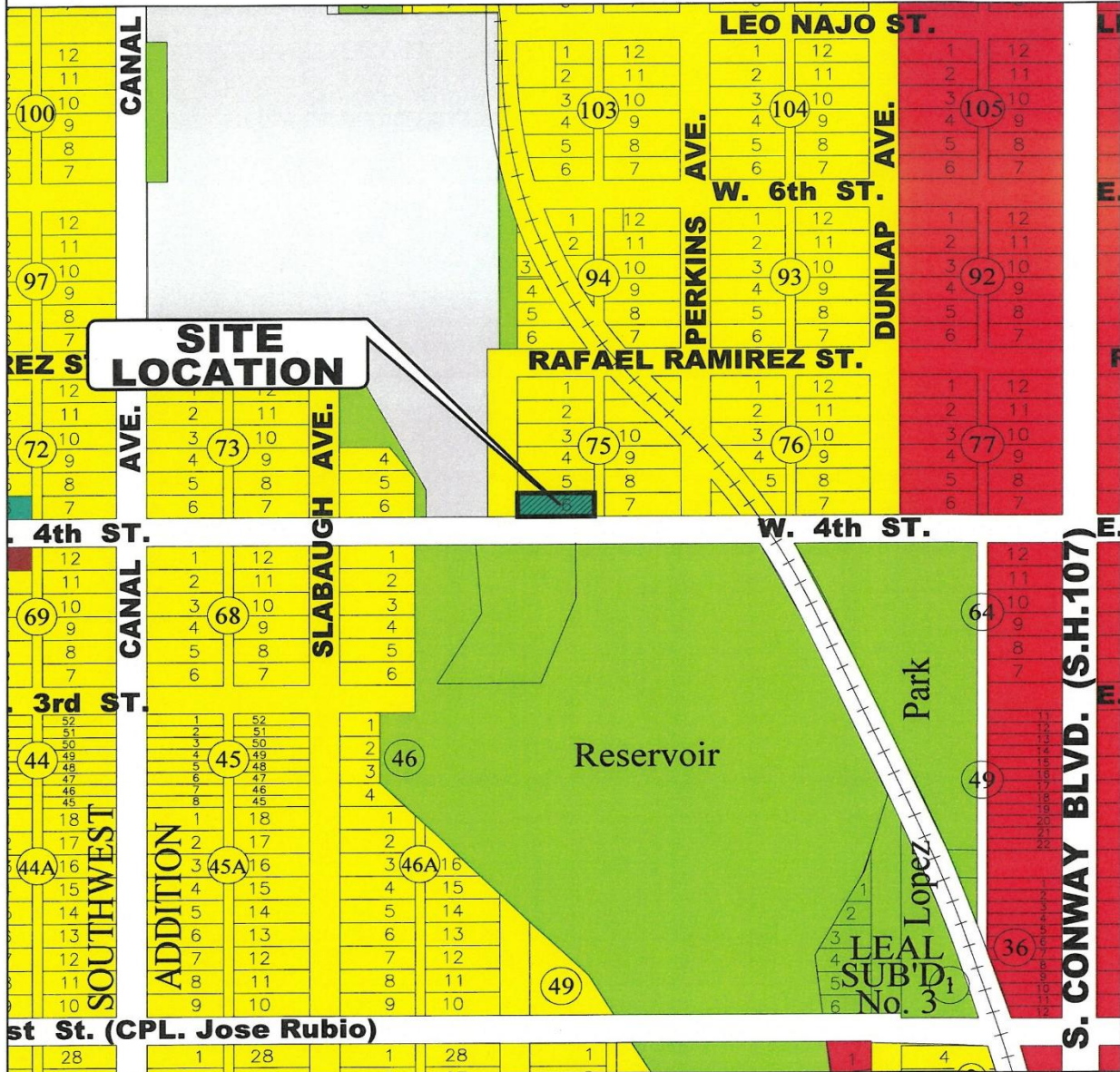
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

# ZONING MAP



## ZONING LEGEND

- |  |                                  |  |                                |  |                              |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
|  | A0-I AGRICULTURAL OPEN INTERIM   |  | R-3 MULTI-FAMILY RESIDENTIAL   |  | C-4 HEAVY COMMERCIAL         |
|  | AO-P AGRICULTURAL OPEN PERMANENT |  | R-4 MOBILE & MODULAR HOME      |  | C-5 ADAPTIVE COMMERCIAL      |
|  | R-1A LARGE LOT SINGLE FAMILY     |  | R-5 HIGH DENSITY MFCTD 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**



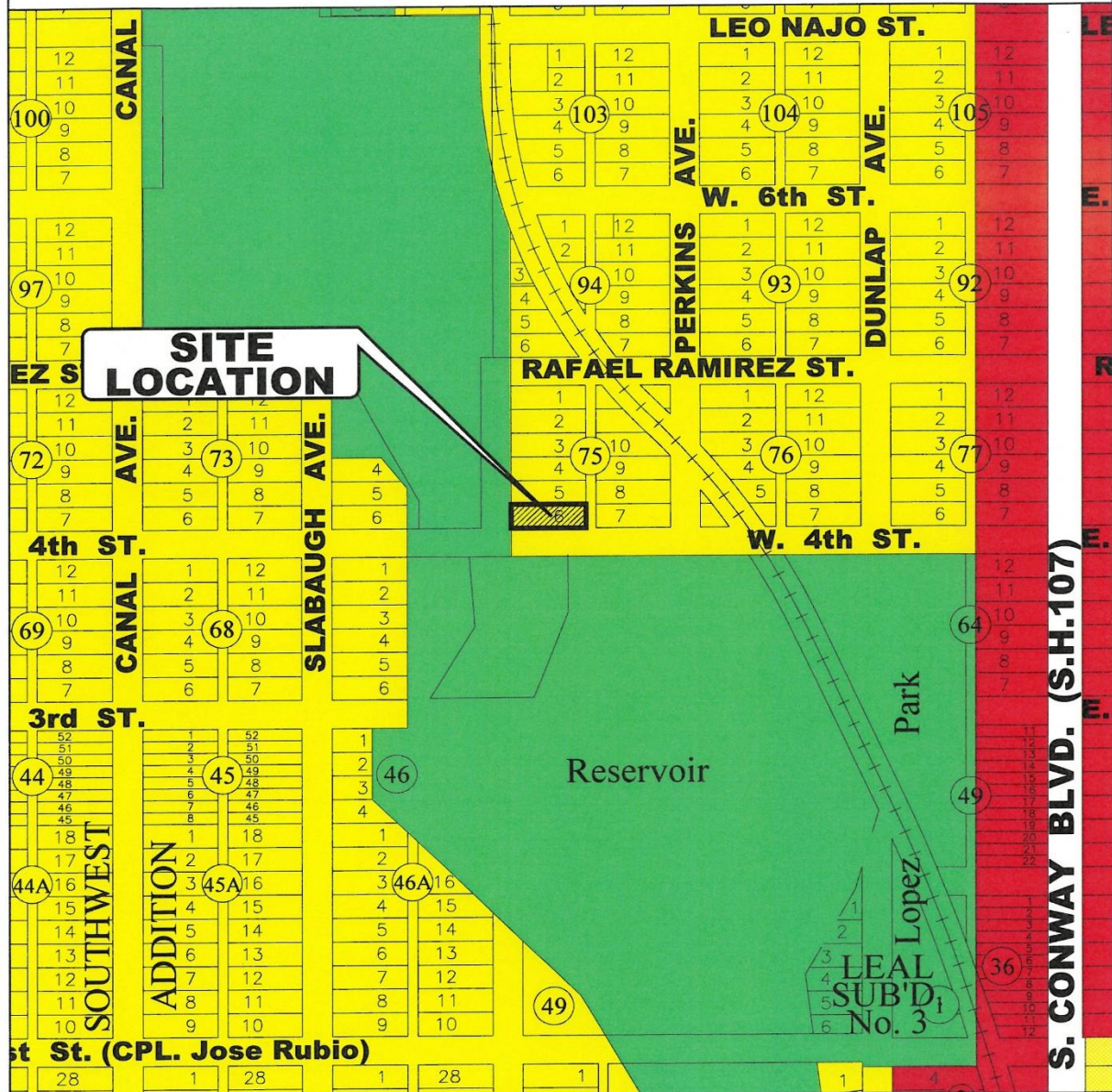
PHOTO OF THE PROPERTY FROM 4<sup>th</sup> STREET



PHOTO OF THE PROPERTY FROM CUMMINGS AVENUE



# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> - LD - Low Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> - LDA - Lower Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> - MD - Moderate Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> - HD - High Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> - ● - Neighborhood Commercial</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> - GC - General Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> - HC - Heavy Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black; margin-right: 5px;"></span> - I - Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> - P - Public</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> - PUD - Planned Unit Development</li> </ul> |
|--|--|

## PERMITTED USES FOR THE C-2 DISTRICT

### NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

#### PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

#### CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

#### PROHIBITED USES

- Any use not listed above
- Off-premise signs

## PERMITTED USES FOR THE C-1 DISTRICT

### OFFICE BUILDING DISTRICT (“C-1”)

#### PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

#### CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

#### PROHIBITED USES

- Any use not listed above
- Off-premise signs

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239116	SYGMA HOMES LLC	315 N SHARY RD STE 1001	MISSION	TX	78572-8235
239119	REYNA JOSE ROBERTO JR	2320 CRIMSON AVE	MISSION	TX	78574-2287
239122	HERNANDEZ NELIDA ALANIS & ADOLFO HERNANDEZ	300 W 4TH ST	MISSION	TX	78572-5114
239126	DE LA CRUZ SONIA CELENE	9406 CARMEN AVILA RD	EDINBURG	TX	78542-0459
239120	RAZO BRENDA JASMIN	404 N CUMMINGS AVE	MISSION	TX	78572-5140
239115	GARCIA JOANNA GRISELDA OROZCO	313 W RAFAEL RAMIREZ	MISSION	TX	78572-5119
239125	TREJO ALFREDO	2636 EASY ST	EDINBURG	TX	78539-7384
239124	LUCIO DANIEL JR	313 RAFAEL DR APT 4	SAN JUAN	TX	78589
239123	GUZMAN LINDA	PO BOX 121	MISSION	TX	78573-0003
239121	MERCURY HEAD MORTGAGE LLC	PO BOX 720485	MCALLEN	TX	78504-0485
239024	DE LEON NOE	5613 N TAYLOR RD LOT 9	MISSION	TX	78573
239117	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
239118	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
591551	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812