

**ITEM# 1.1**

**REZONING:** All of Lot 10, and the South ½ of Lot 11,  
Block 186, Mission Original Townsite  
C-4 to R-1  
George J. Perez

**REVIEW DATA**

The subject site is located approximately 75' south of W. 12<sup>th</sup> Street along the west side of Dunlap Avenue – see vicinity map.

**SURROUNDING ZONES:**

N:	C-4	- Heavy Commercial
E:	C-3	- General Business
W:	C-4	- Heavy Commercial
S:	C-4	- Heavy Commercial

**EXISTING LAND USES:**

N:	Single Family Home
E:	EZ Pawn & Bank of America
W:	Single Family Home
S:	Single Family Home
Site:	Vacant

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However, it complies with the existing land uses. In 2006, the City did a mass rezoning of this area and zoned the entire block C-4 (Heavy Commercial). The recommendation of staff was to keep lots 1-4 & 9-12 as R-1 (Single Family Residential) since they were used as such and lots 5-8 as commercial to match what was currently existing. Staff notes that the area has not changed the existing land uses nor any new business have been built since the mass rezoning. A viable alternative would be to award the R-1 and have them built an attractive single-family residence that will assimilate well into the predominant single-family residential neighborhood.

**RECOMMENDATION:** Staff recommends Approval.



Stadium

KIKKA D...

4	5	6	7
9	8	7	
20			

W. 14th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
215						

W. 13th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
202						

W. 12th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
187						

W. 11th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
174						

W. TOM LANDRY BLVD.

1	2	3	4	5	6	7
12	11	10	9	8	7	
159						

PERKINS AVE.

1	2	3	4	5	6	7
12	11	10	9	8	7	
157						

R.O.

High School

E. 14th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
216						

E. 13th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
200						

E. 12th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
188						

E. 11th ST.

1	2	3	4	5	6	7
12	11	10	9	8	7	
173						

E. TOM LANDRY BLVD.

1	2	3	4	5	6	7
12	11	10	9	8	7	
160						

MUSEUM

1	2	3	4	5	6	7
12	11	10	9	8	7	
162						

MUSEUM

SITE LOCATION



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

M5200-00-186-0001-00 ( 239945)  
VILLEGAS RAMIRO TRUSTEE  
1122 PERKINS AVENUE LAND TRUST  
1317 N SAINT MARIE ST  
MISSION TX 78572

M5200-00-186-0004-00 ( 239948)  
BARRERA JOSE GUADALUPE & EMMA  
1112 PERKINS AVE  
MISSION TX 78572

M5200-00-186-0009-00 ( 239951)  
TOVIAS EDUARDO  
3900 SAN GERARDO  
MISSION TX 78572

M5200-00-187-0001-00 ( 239954)  
MARQUEE HOLDINGS LLC  
2401 WILD FLOWER DR STE B  
BROWNSVILLE TX 78526

M5200-00-203-0005-00 ( 240087)  
HERNANDEZ CELESTINA  
1210 MIRACLE LN  
MISSION TX 78572

M5200-00-203-0008-00 ( 240090)  
CONFIDENTIAL  
1613 SERENDIPITY DR  
MISSION TX 78573

M5200-00-186-0002-00 ( 239946)  
MARTINEZ DOLORES  
1118 PERKINS AVE  
MISSION TX 78572

M5200-00-186-0005-00 ( 239949)  
DUNN ROBERT L  
216 W 11TH ST  
MISSION TX 78572

M5200-00-186-0010-00 ( 239952)  
LOZANO GUILLERMO P & MIRIAM A  
2512 HIGHLAND AVE  
MCALLEN TX 78501

M5200-00-202-0005-00 ( 240075)  
PEREZ RUPERTO ALVAREZ TIJERINA &  
1202 DUNLAP ST  
MISSION TX 78572

M5200-00-203-0006-00 ( 240088)  
SALINAS BENITO  
PO BOX 414  
MISSION TX 78573

M5200-00-203-0008-01 ( 450934)  
SALINAS ELIZABETH  
1613 SERENDIPITY DR  
MISSION TX 78573

M5200-00-186-0003-00 ( 239947)  
LOPEZ MAURICIO GAONA & MARIA DE  
1114 N PERKINS AVE  
MISSION TX 78572

M5200-00-186-0006-00 ( 239950)  
MISSION IND SCHOOL DISTRICT  
1201 BRYCE DR  
MISSION TX 78572

M5200-00-186-0011-00 ( 239953)  
GUTIERREZ ANA JUDITH & MIRIAM DE  
1817 MICHIGAN AVE  
PORT ISABEL TX 78578

M5200-00-202-0006-00 ( 240076)  
LEAL RICARDO & MARIA DE LOS ANGE  
3206 LOS INDIOS PKWY  
MISSION TX 78572

M5200-00-203-0007-00 ( 240089)  
SALINAS ANA MARIA  
1625 ROSEWOOD DR  
MISSION TX 78573