

**ITEM# 1.4**

**REZONING:**

A 2.44 acre tract of land out of the  
7.8 acres out of the Fernandez Strip  
out of Porcion 52,  
R-2 to C-3  
Sandra Tamez

**REVIEW DATA**

The subject site is located approximately 1,660' South of Mile One South Road along the west side of S. Inspiration Road. – see vicinity map.

**SURROUNDING ZONES:**

N:	PUD	- Single Family Residential
E:	PUD	- Single Family Residential
W:	PUD	- Single Family Residential
S:	R-3	- Multit-Family Residential

**EXISTING LAND USES:**

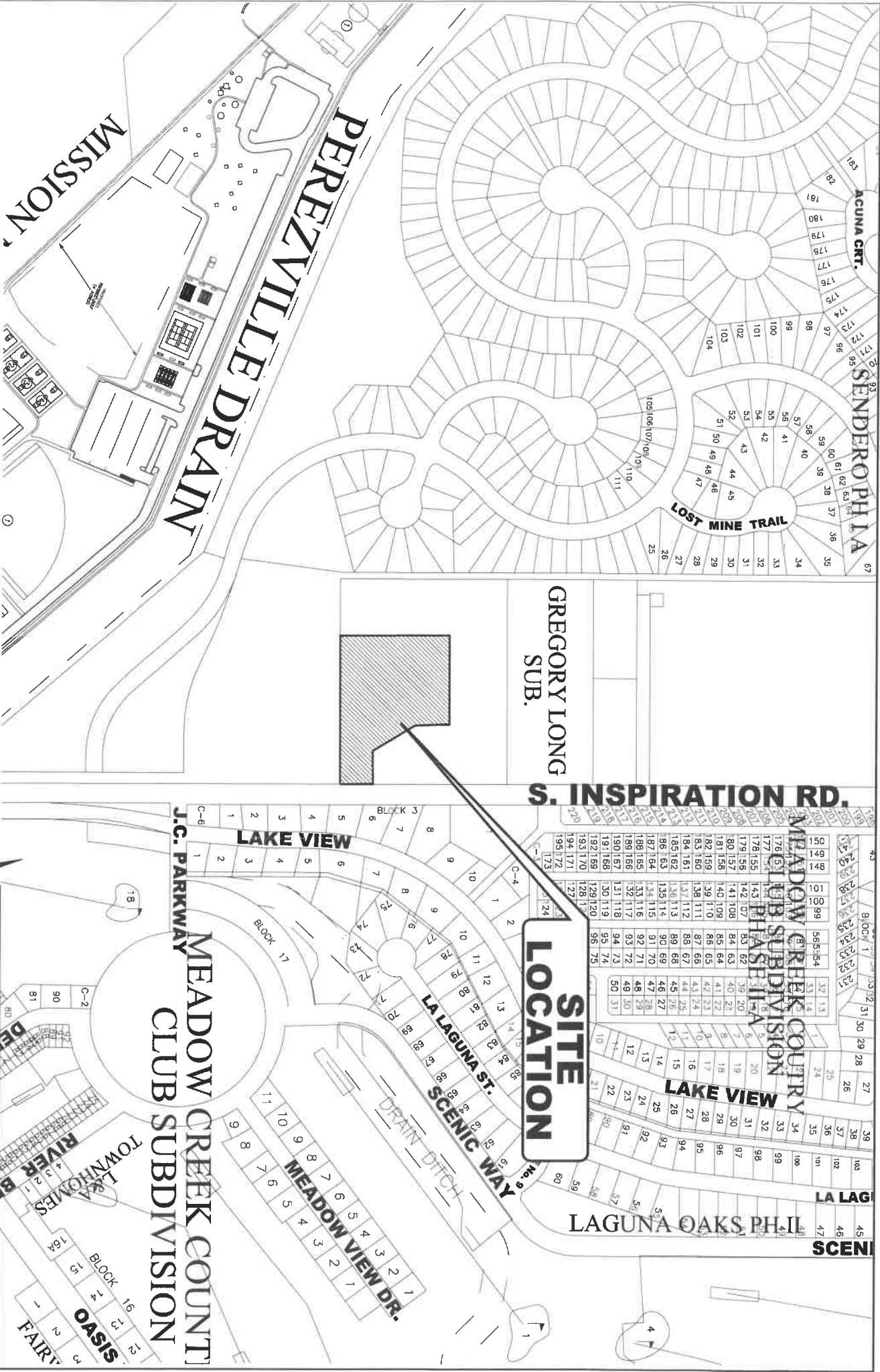
N:	Single Family Home
E:	RV Park
W:	Vacant
S:	Vacant
Site:	Single Family Home

**FLUM:**

Low Density Residential (LD)

**REVIEW COMMENTS:** Staff mailed out 10 notices to property owners within 200' radius to get input in regards to this request. The applicant's original request for an R-2 was approved by City Council on May 8, 2023; however, the applicant wishes to rezone part of the lot to C-3 to rent as a venue for events. The proposed zone does not comply with City's Future Land Use Map nor surrounding land uses. Staff notes that the applicant is requesting a higher density than what is currently existing in this area and for that reason staff cannot support the request.

**RECOMMENDATION:** Staff recommends Denial.



**SITE  
LOCATION**

GREGORY LONG  
SUB.

S. INSPIRATION RD.

MEADOW CREEK COUNTY  
CLUB SUBDIVISION

LAKE VIEW  
SCENIC WAY  
MEADOW VIEW DR.  
LAGUNA OAKS PHIL  
SCENI

MISSION  
PEREZVILLE DRAIN

ACUNA CRT.  
SENDEROPHIA  
LOST MINE TRAIL

MEADOW CREEK COUNTRY  
CLUB SUBDIVISION  
LAKE VIEW  
LA LAGUNA  
LAGUNA OAKS PHIL



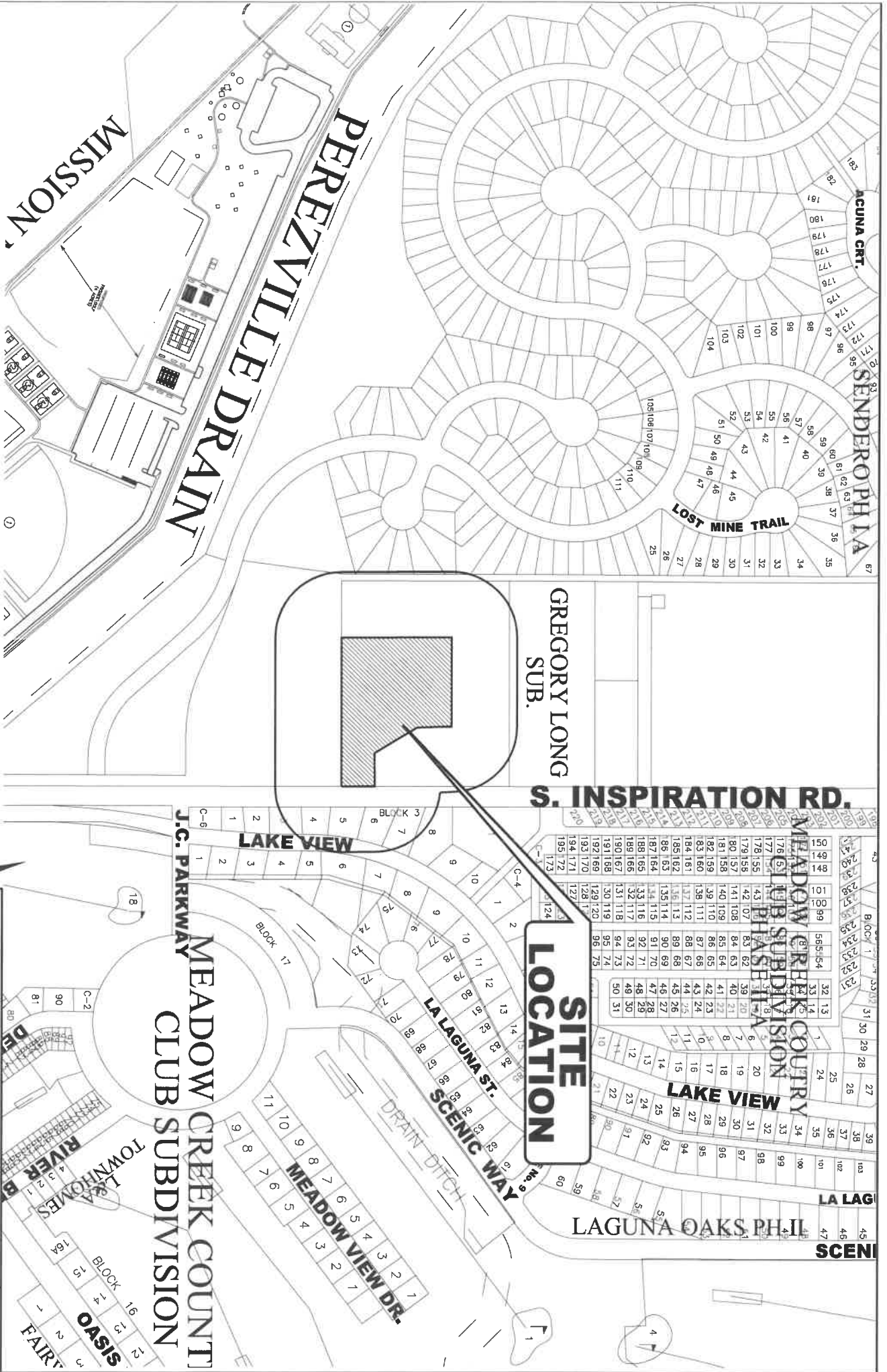
**CITY OF MISSION**  
PLANNING DEPARTMENT  
1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 380-8672  
FAX: (956) 380-8680

DATE: 08-19-24

No.

# 200' RADIUS MAILOUT MAP



**SITE LOCATION**



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 PLANNING DEPARTMENT  
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DATE: 08-19-24

No.





**S. INSPIRATION RD.**

**LAKE VIEW DR.**

**SITE  
LOCATION**























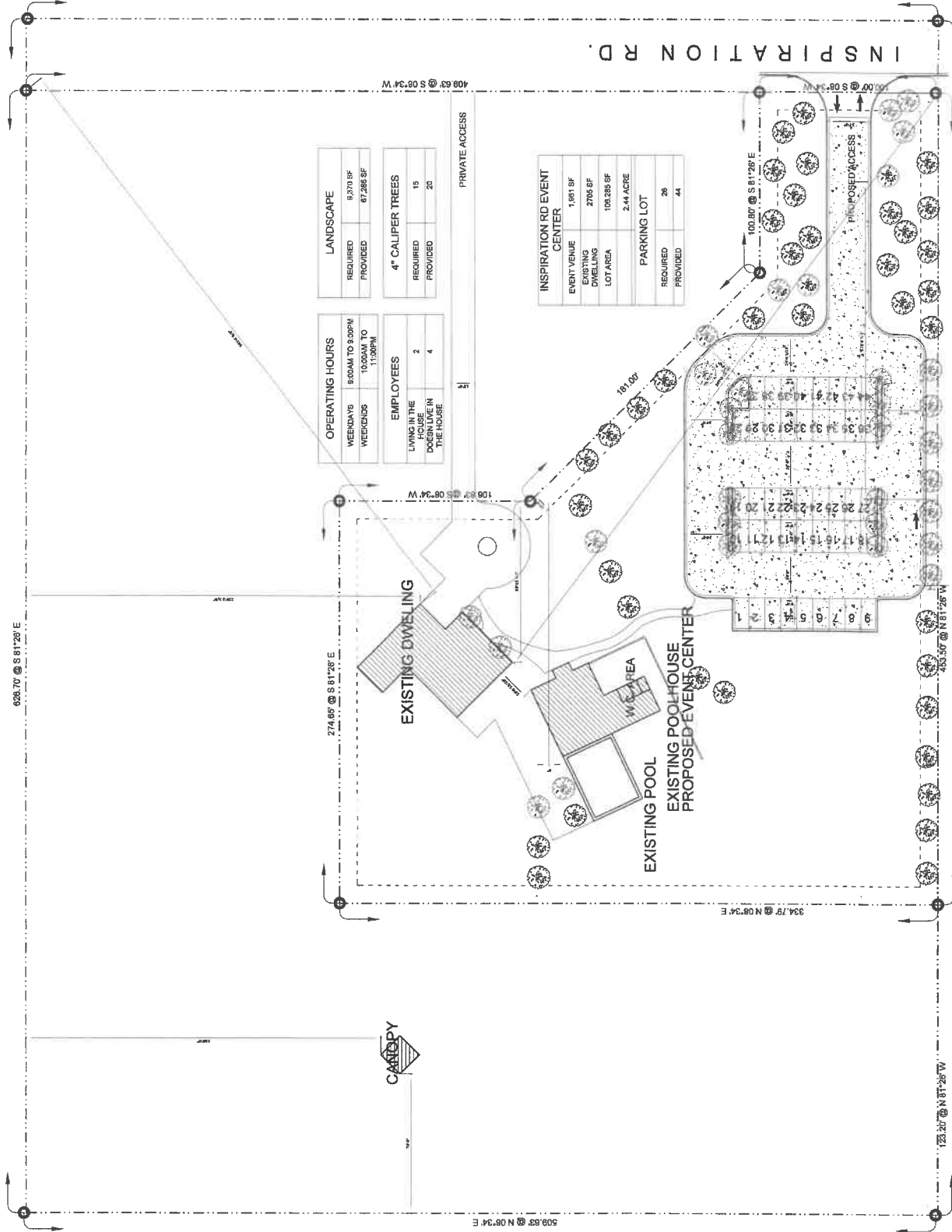








FERNANDEZ STRIP  
 PARCELA 52  
 1110 S. INSPIRATION  
 RD  
 OWNER: SANDRA E  
 TAMEZ



LANDSCAPE	
REQUIRED	8,270 SF
PROVIDED	67,268 SF

4" CALIPER TREES	
REQUIRED	15
PROVIDED	20

OPERATING HOURS	
WEEKDAYS	8:00AM TO 8:00PM
WEEKENDS	10:00AM TO 11:00PM

EMPLOYEES	
LIVING IN THE HOUSE	2
DOESN'T LIVE IN THE HOUSE	4

INSPIRATION RD EVENT CENTER	
EVENT VENUE	1,961 SF
EXISTING DWELLING	2765 SF
LOT AREA	103,285 SF
2.44 ACRE	

PARKING LOT	
REQUIRED	26
PROVIDED	44





M3175-2A-003-0003-00 ( 232919)  
COBB JAMES CLIFTON  
1303 LAKEVIEW DR  
MISSION TX 78572

M3175-2A-003-0004-00 ( 232920)  
PARRA MAGDALENA  
1702 WHITE ROCK ST  
PENITAS TX 78576

M3175-2A-003-0005-00 ( 232921)  
GARZA DELORES C & ANTONIO  
1211 LAKE VIEW DR  
MISSION TX 78572

M3175-2A-003-0006-00 ( 232922)  
HERRERA ANA LIZETTE MONTOYA  
1303 MOUNTAIN RD  
PALMHURST TX 78573

M3175-2A-003-0007-00 ( 232923)  
BOTELLO ALYSSA ENID  
1062 E GOODWIN RD  
MISSION TX 78574

M3175-2A-003-0008-00 ( 232924)  
MARTINEZ VICTOR & AMBER  
1205 LAKE VIEW DR  
MISSION TX 78572

10052-00-000-0005-00 ( 101521)  
TAMEZ SANDRA E & JOSE CRUZ  
1110 S INSPIRATION RD  
MISSION TX 78572

10052-00-000-0007-02 ( 637811)  
RHODES ENTERPRISES INC  
200 S 10TH STREET SUITE 1700  
MCALLEN TX 78501

G8450-00-000-0001-00 ( 639944)  
LONG GREGORY  
712 LAKE VIEW DR  
MISSION TX 78572

10052-00-000-0007-21 ( 1242807)  
AMIGOS DEL VALLE INC  
41338 CROSSPOINT BLVD  
EDINBURG TX 78539