

**ITEM# 1.4**

**REZONING:**

A tract of land containing 3.532 acres,  
being a part or portion out of Lot 20-11,  
West Addition to Sharyland  
C-3 to R-3  
Ellen Moskalik

**REVIEW DATA**

The site is located on the southeast corner of Business Hwy. 83 and Bryan Road – see vicinity map.

**SURROUNDING ZONES:**

N:	C-3	– General Business
E:	R-5	– High Density Manufacturing Housing (non-existent)
W:	C-3	– General Business
S:	C-3	– General Commercial

**EXISTING LAND USES:**

N:	Vacant
E:	Tropical Valley Acres RV Park
W:	Mission EDC
S:	Commercial
Site:	Vacant

**FLUM:**

General Commercial (GC)

**REVIEW COMMENTS:** Although the Future Land Use Map at this time is GC, staff notes that it serves as a guide for development. An R-3 zone is considered to be a lesser dense than what is currently zoned. On 2/12/24, the City Council voted to approve Resolution #1889 in favor of an R-3 multi-family development for this area. The proposed R-3 development will be private and gated for senior’s only. Staff notes that the Future Land Use Map can be amended to reflect the R-3 use. Although staff recommendation is for approval, P&Z can make its own recommendation to the City Council considering comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval.



**SITE LOCATION**

LOT 1  
55,596.8 sq.ft.

E. 8th. ST.

(LOOP 374)

BUS. HWY 83

Lemon Plaza

EL SALINAS CORPORATION

ROCHA COMMERCIAL

PENNRICH GARDENS UNIT 1

EVERGREEN

EVERGREEN MANOR

PHI

MOR-WIL

MOR-WIL DR.

NUESTRA CLINICA DE MISSION

RTO JAVIER AVILA (PECAN ST.)

ACRUZ ST.

ESTATES

REDO ST.

VILLA ST.

217.04'

218.27'

216.77'

216.77'

996.80'

183.40'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680



No.



**SITE  
LOCATION**

**E. BUS HWY 83**

**BRYAN RD.**

**P.O.C.**  
N.E. COR.  
LOT 20-11

S 08° 31' 02" W  
60.07'

N 84° 18' 58" W  
330.00'

**E. BUSINESS HIGHWAY 83**  
R.O.W. VARIES

**P.O.B.**

N 80° 22' 19" E  
595.01'

MORON VELA, INC.  
S.W.D. DOC. NO. 2407778, H.C.O.R.

ROCHA COMMERCIAL SUBDIVISION  
INSTRUMENT NUMBER 2418777, H.C.M.R.

N 49° 04' 27" W  
689.74'

S 08° 31' 02" W  
178.75'

LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8

TROPICAL VALLEY ACRES SUBDIVISION  
VOLUME 24, PAGE 41, H.C.M.R.



SCALE: 1"=100'

**LEGEND**

- FOUND No.4 REBAR
- ⚡ FOUND NAIL
- ⊙ FOUND PIPE
- SET No.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTH EAST CORNER
- P.O.C. - POINT OF COMMENCING
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- N.T.S. - NOT TO SCALE
- — SAME OWNER

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	010° 51' 11"	1271.30'	240.81'	120.77'	240.69'	S 89° 45' 28" E

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE  
EDINBURG, TX 78541  
PH: (856) 381-0891  
FAX: (856) 381-0892  
ESTABLISHED 1947  
www.meldenandhunt.com

PAGE: 2 OF 2  
BOOK: T-1210, PG. 26  
JOB NO. 23201.02  
FILE NAME: 23201-1  
DRAWN BY: J.R.C.J.L.G.

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**PLAT SHOWING**  
**3.532 ACRES**  
**OUT OF LOT 20-11,**  
**WEST ADDITION TO SHARYLAND**  
**VOLUME 1, PAGE 56, H.C.M.R.**  
**HIDALGO COUNTY, TEXAS**



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/08/2024 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: *02/08/2024*

E. U.S. BUSINESS 83

FONTANNA AVE.

CONTROLLED ACCESS GATE

POSSIBLE SITE RENTON IF REQUIRED

**The Bryan**  
1100 E BUS. HWY 83  
Mission, Tx 78572

113 Units  
116 Parking  
3 Stories

--- PROPERTY LINE

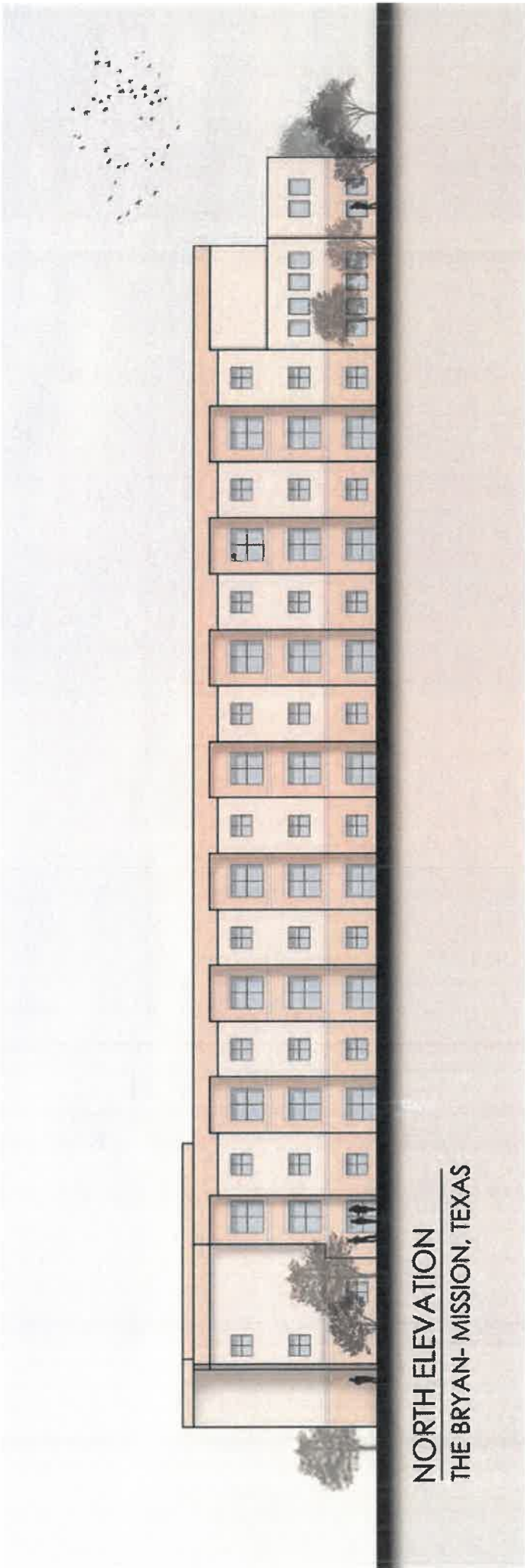
SITE PLAN 

BRYAN RD.





EAST ELEVATION  
THE BRYAN- MISSION, TEXAS

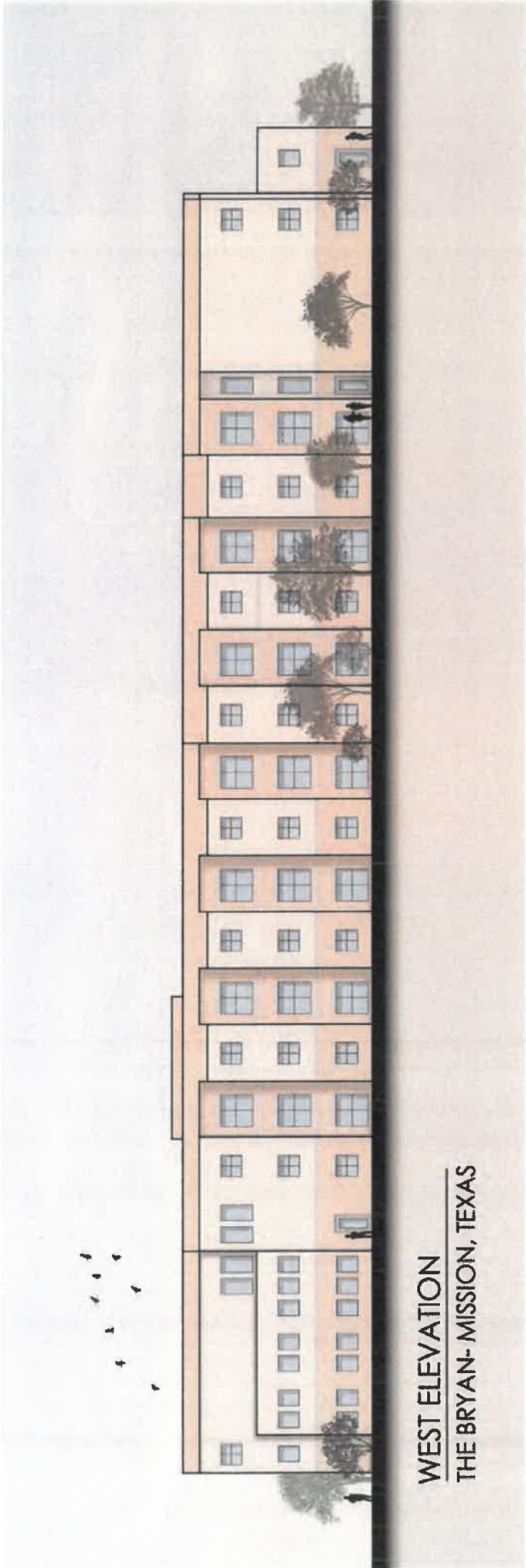


NORTH ELEVATION  
THE BRYAN- MISSION, TEXAS

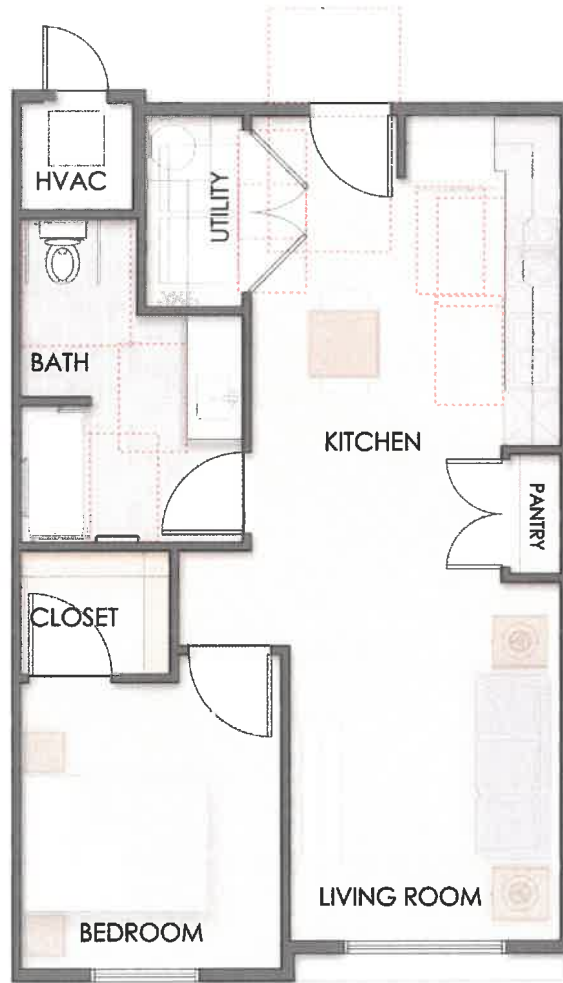


**SOUTH ELEVATION**  
**THE BRYAN- MISSION, TEXAS**

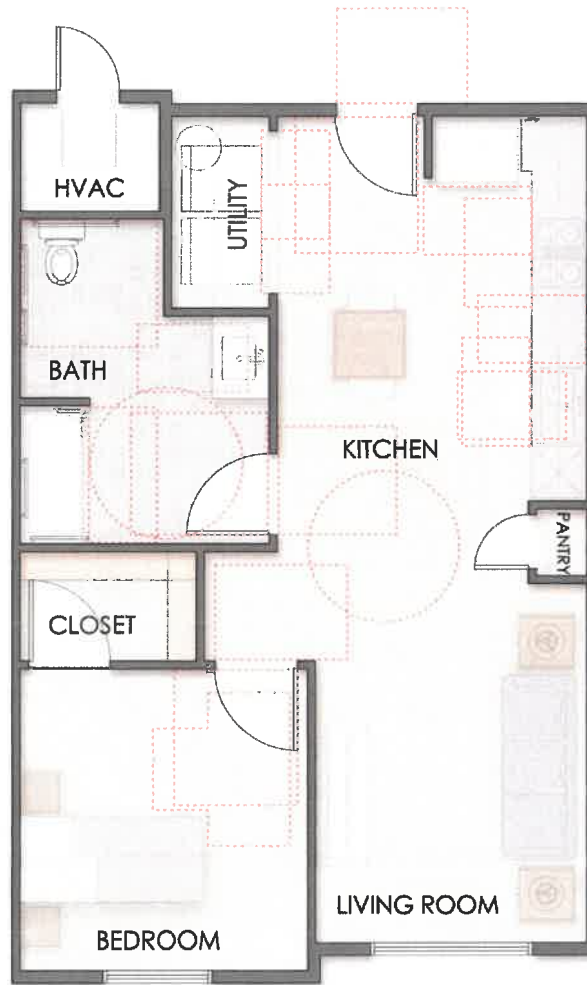




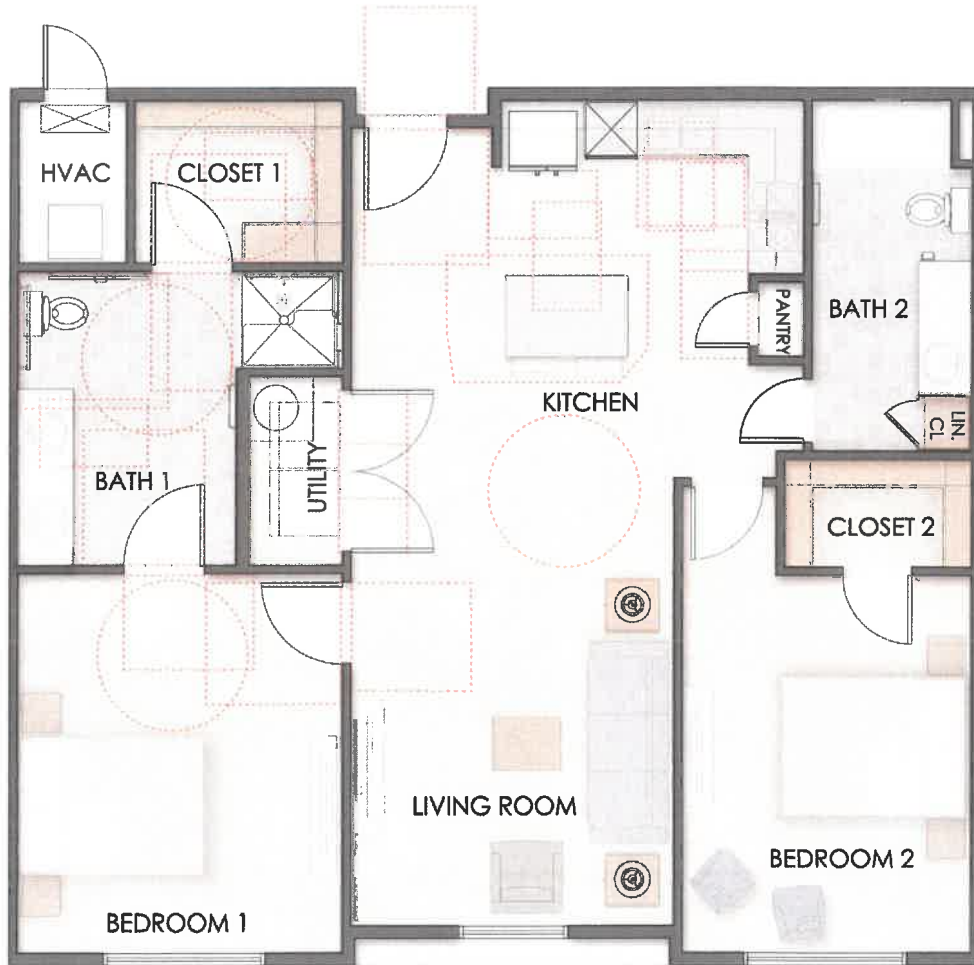
**WEST ELEVATION**  
**THE BRYAN- MISSION, TEXAS**



UNIT TYPE A1 (ANSI 'B')  
658 SQ. FT.



UNIT TYPE A2(ANSI 'A')  
691 SQ. FT.



UNIT TYPE B1 (ANSI 'A')  
1148 SQ. FT.

M0616-00-000-0001-00 ( 526726)  
GALINDO LUCIANO G & LILIA G  
1423 EVERGREEN AVE  
MISSION TX 78572

P5600-00-000-0006-00 ( 258544)  
SCHACH CARL EUGENE JR  
5111 N 10TH ST BOX 203  
MCALLEN TX 78505

P5600-00-000-0007-00 ( 258545)  
SALINAS NOE AMADOR  
520 E 1TH ST  
MISSION TX 78572

P5600-00-000-0008-00 ( 258546)  
COWART WILLIAM I  
PO BOX 1693  
PHARR TX 78577

P5600-00-000-0009-00 ( 258547)  
GARCIA CESAR J  
316 BOBWHITE DR  
KERRVILLE TX 78028

P5600-00-000-0010-00 ( 258548)  
RIVERA JAIME & EVANGELINA  
1419 EVERGREEN AVE  
MISSION TX 78572

P5600-00-000-0011-00 ( 258549)  
MARTINEZ TEODORA  
5702 N 3RD LANE  
MCALLEN TX 78504

P5600-02-000-0012-00 ( 258550)  
ROMERO ALEJO JR  
817 N 20TH  
MCALLEN TX 78501

P5600-02-000-0013-00 ( 258551)  
ALDANA MARIA  
1427 EVERGREEN AVE  
MISSION TX 78572

P5600-02-000-0014-00 ( 258552)  
PETIT KRISTOPHER RAYMOND & AMANDA  
1429 EVERGREEN AVE  
MISSION TX 78572

P5600-02-000-0015-00 ( 258553)  
CONTRERAS MARCO ANTONIO  
212 THORNWOOD ST  
MISSION TX 78574-2342

P5600-02-000-0016-00 ( 258554)  
PEREZ MARGARET  
127 S BRYAN RD  
MISSION TX 78572

P5600-02-000-0017-00 ( 258555)  
GARZA REGINA ORDUNA  
1435 EVERGREEN AVE  
MISSION TX 78572

P5600-02-000-0018-00 ( 258556)  
BOWEN JOHN CURTIS  
PO BOX 39  
HILLSDALE OK 73743

P5600-02-000-0019-00 ( 258557)  
GUZMAN ALFONSO E  
1501 EVERGREEN AVE  
MISSION TX 78572

P5600-02-000-0020-00 ( 258558)  
DAVIS MELANIE  
1503 EVERGREEN AVE  
MISSION TX 78572

P5600-02-000-0021-00 ( 258559)  
MOLINA ROLANDO & LILIA  
2504 NORMA DR  
MISSION TX 78574

P5600-02-000-0022-00 ( 258560)  
VOJE JONATHAN J & CRYSTAL A ROSE  
2010 KELLY ST  
MISSION TX 785725

P5600-02-000-00A1-00 ( 258571)  
MARTINEZ TEODORA  
5702 N 3RD LANE  
MCALLEN TX 78504

T7940-00-000-0002-00 ( 309062)  
BARNES LARRY & JANNA  
1240 E BUS 83 LOT 2  
MISSION TX 78572

T7940-00-000-0004-00 ( 309064)  
ELLIOTT HAROLD JAMES  
1240 E BUSINESS HIGHWAY 83 UNIT 5  
MISSION TX 78572

T7940-00-000-0005-00 ( 309065)  
ELLIOT HAROLD & BARBARA  
1240 E BUSINESS HIGHWAY 83 LOT5  
MISSION TX 78572

T7940-00-000-0006-00 ( 309066)  
CONRAD JAMES L & LINDA L  
CONRAD FAMILY TRUST  
337 E BEECH ST  
CEDAR SPRINGS MI 49319

T7940-00-000-0007-00 ( 309067)  
GARCIA DANIEL & MARIA INES  
1240 E BUS HWY 83 LT 8  
MISSION TX 78572

T7940-00-000-0008-00 ( 309068)  
GARCIA DANIEL & MARIA INES  
1240 E BUS HWY 83 LT 8  
MISSION TX 78572

T7940-00-000-0009-00 ( 309069)  
ABEL FRED W & LINDA M  
1240 E BUSINESS HWY 83 UNIT 9  
MISSION TX 78572

T7940-00-000-0010-00 ( 309070)  
NINO GENOBEVA MORENO  
1240 BUS HWY 83 LOT 10  
MISSION TX 78572

T7940-00-000-0011-00 ( 309071)  
ROBYN HARRY & WILHELMINA  
901 GRAND AVE  
WORTHINGTON MN 56187

T7940-00-000-0012-00 ( 309072)  
PRIEBE RODNEY M & CAROL D  
2101 N MEADOW LAKES DR  
WASILLA AK 99623

T7940-00-000-0013-00 ( 309073)  
CRUMLY WARD A & LEAH M  
BOX 152  
GRANDVIEW IA 52752

T7940-00-000-0014-00 ( 309074)  
SAVAGE EDWARD LEE & DENISE E  
1240 E BUSINESS HWY 83 UNIT 14  
MISSION TX 78572

T7940-00-000-0015-00 ( 309075)  
TRAUB DONALD E & NEDA M  
1240 E BUSINESS HIGHWAY 83 UNIT 16  
MISSION TX 78572

T7940-00-000-0016-00 ( 309076)  
TRAUB DONALD E & NEDA M  
1240 E BUSINESS HIGHWAY 83 UNIT 16  
MISSION TX 78572

T7940-00-000-0017-00 ( 309077)  
PRIEBE RODNEY M & CAROL D  
2101 N MEADOWLAKES DR  
WASILLA AK 99623

T7940-00-000-0018-00 ( 309078)  
PETER JERRY L & JOANN N TRUSTEES  
TRUST  
210 BUCHANAN ST  
MARYVILLE MO 64468

T7940-00-000-0019-00 ( 309079)  
EWING KENT & MARTHA J  
1240 E BUSINESS HWY 83- LOT #19  
MISSION TX 78572

T7940-00-000-0020-00 ( 309080)  
MORTLAND DALE  
1240 E BUSINESS 83 LOT 20  
MISSION TX 78572

T7940-00-000-0030-00 ( 309090)  
CASTANON CRISTINA MARIA  
1240 E BUSINESS HIGHWAY 83 UNIT 30  
MISSION TX 78572-9350

T7940-00-000-0031-00 ( 309091)  
SELK LYNN L & BRENDA F  
6589 14TH AVE  
KEYSTONE IA 52249

T7940-00-000-0048-00 ( 309108)  
ROCHA FERNANDO & ROCIO D ELMAR  
331 RICHLEY APT 83  
PASADENA TX 77506

T7940-00-000-0049-00 ( 309109)  
GLADEN RICHARD D & SUSAN M  
1332 VALLEY VIEW DR  
CLOQUET MN 55720

T7940-00-000-0050-00 ( 309110)  
SCHIPPER DOUGLAS G SR & MARY  
320 N MAIN ST  
DUNDEE MN 56131

T7940-00-000-0051-00 ( 309111)  
SHAW MARIA ELENA  
1607 CITRUS CIRCLE  
SAN JUAN TX 78589

T7940-00-000-0068-00 ( 309128)  
DAMMANN JAMES & LANETTE  
8545 BABCOCK AVE  
PLATO MN 55370

T7940-00-000-0069-00 ( 309129)  
ZYGMAN ISRAEL MICHAEL  
1240 EAST BUSINESS HWY 83  
MISSION TX 78572

W0100-00-020-0011-01 ( 316779)  
MORON VELA INC  
1242 E BUSINESS HIGHWAY 83 STE 7  
MISSION TX 78572

W0100-00-020-0011-03 ( 316780)  
D.A.D VELA INVESTMENTS LLC  
1242 E BUSINESS HIGHWAY 83 STE 7  
MISSION TX 78572

W0100-00-020-0011-13 ( 316787)  
D.A.D VELA INSTMENTS LLC  
1242 E BUS HWY NO 7  
MISSION TX 78572

W0100-00-020-0011-21 ( 541747)  
GUERRA JAIME & BEATRIZ  
419 LANDAU AVE  
JOLIET IL 60432

W0100-00-020-0011-22 ( 541748)  
GITS T.F  
PO BOX 128  
MIDLOTHIAN VA 23113

W0100-00-020-0011-23 ( 541749)  
AMAYA MARISOL  
1407 EVERGREEN AVE  
MISSION TX 78572

W0100-00-020-0011-24 ( 541750)  
MILTON JOHN & MARIANITA  
316 BOBWHITE DR  
KERRVILLE TX 78028

W0100-00-020-0011-25 ( 541751)  
RIVERA JAIME & EVANGELINA  
1419 EVERGREEN AVE  
MISSION TX 78572

W0100-00-020-0011-26 ( 541753)  
RIVERA JAIME & EVANGELINA  
1419 EVERGREEN AVE  
MISSION TX 78572

W0100-00-020-0011-27 ( 541754)  
MARTINEZ TEODORA  
5702 N 3RD LANE  
MCALLEN TX 78504

W0100-00-020-0011-28 ( 567434)  
CHANDLER ADELLA M  
7555 KNIFFEN RD  
PAINESVILLE OH 44077

R3451-00-000-0001-00 ( 895747)  
RAGE-ROCHA INVESTMENTS GROUP LI  
3712 SANTA INEZ ST  
MISSION TX 78572

R3451-00-000-0002-00 ( 895750)  
RAGE GROUP LLC  
802 N BRYAN RD  
MISSION TX 78572

T7940-00-000-0020-05 ( 731268)  
UNITED IRRIGATION DISTRICT  
PO BOX 687  
MISSION TX 78573

P5600-02-000-0000-00 ( 1217714)  
HIDALGO COUNTY IRRIGATION  
PO BOX 687  
MISSION TX 78573

P5600-02-000-0000-01 ( 1217715)

PENA LUIS E & MARIA C

PO BOX 128

MIDLOTHIAN VA 23113