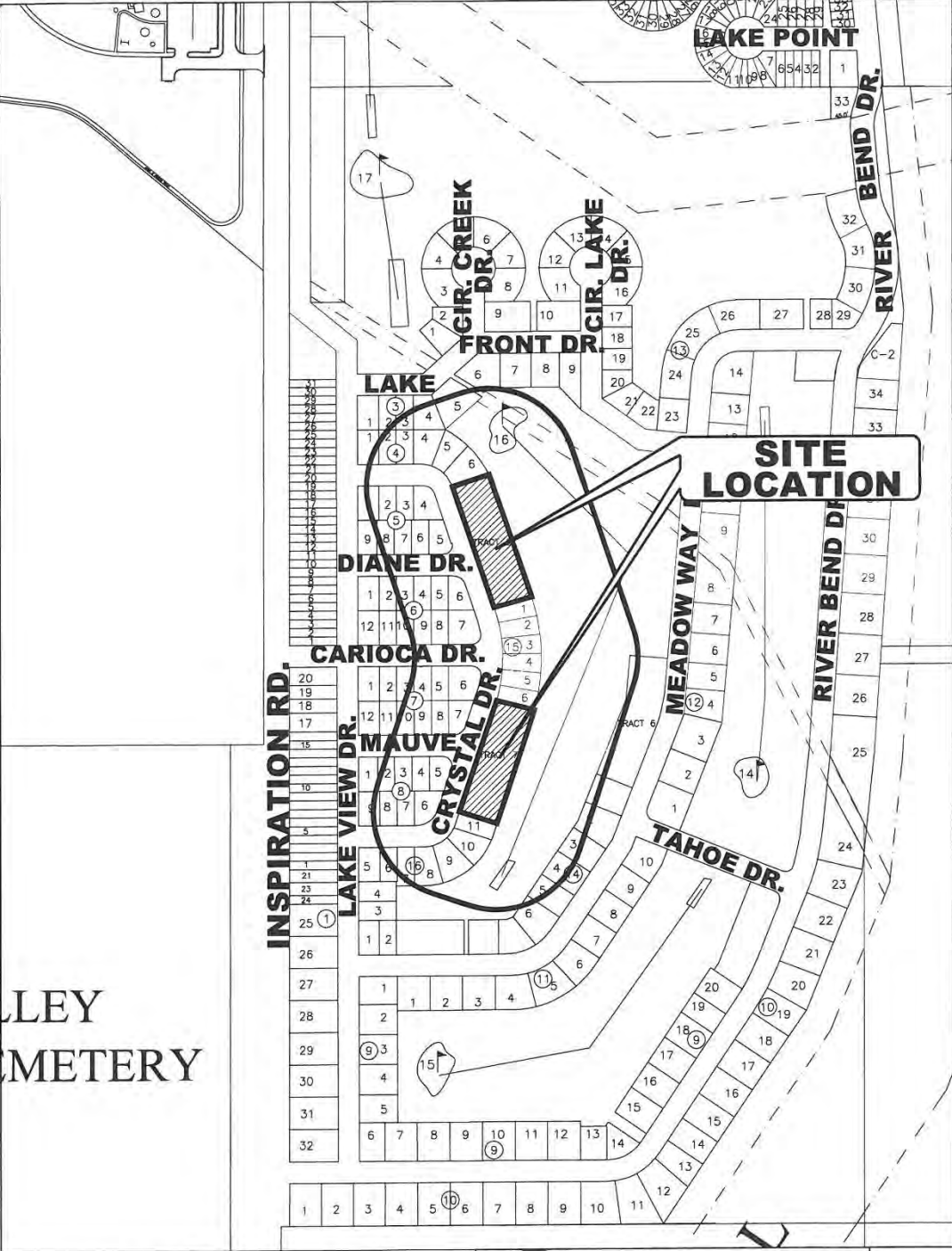


LEGAL NOTICE MAP



200' RADIUS MAILOUT



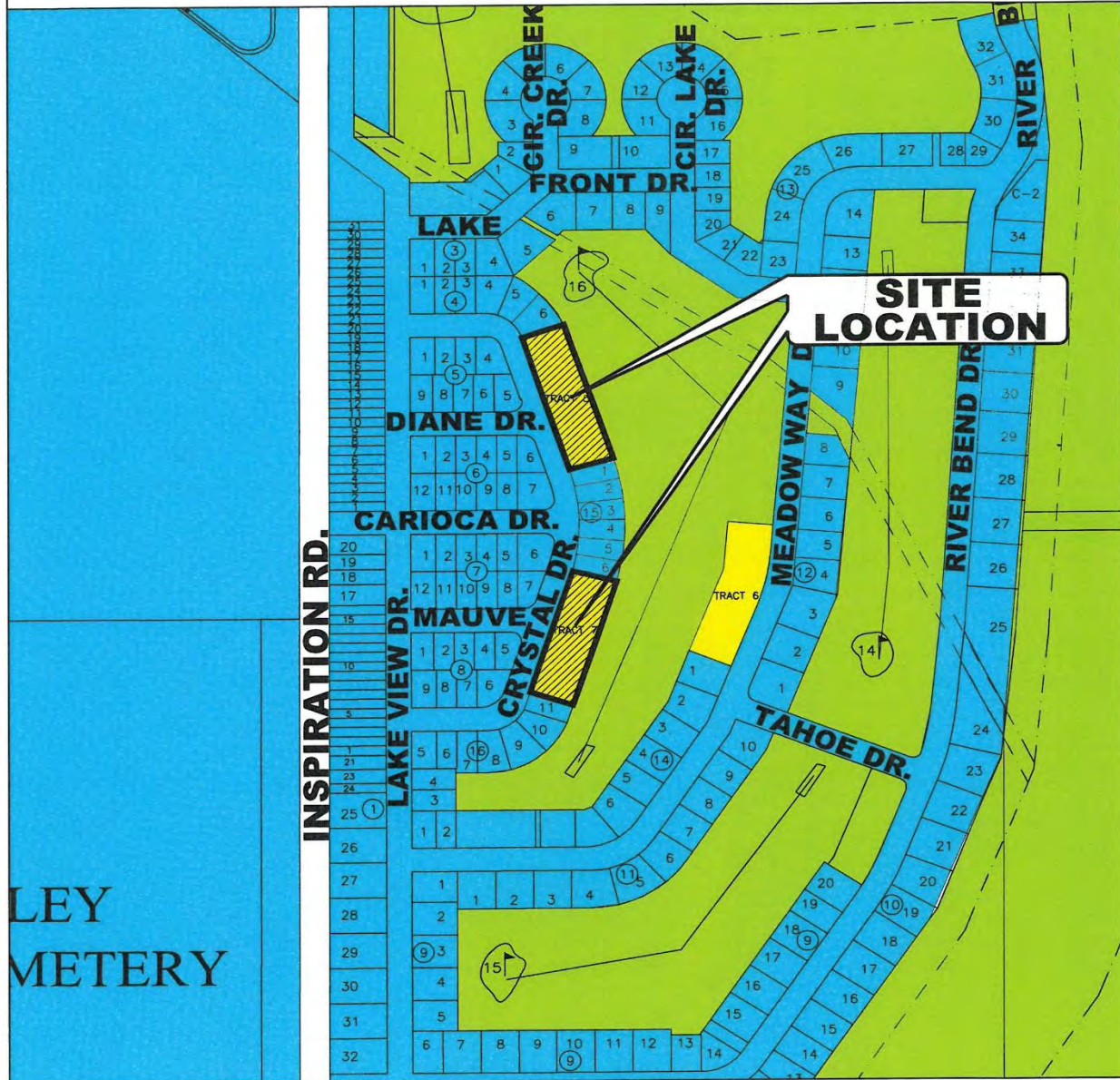
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.

ZONING MAP



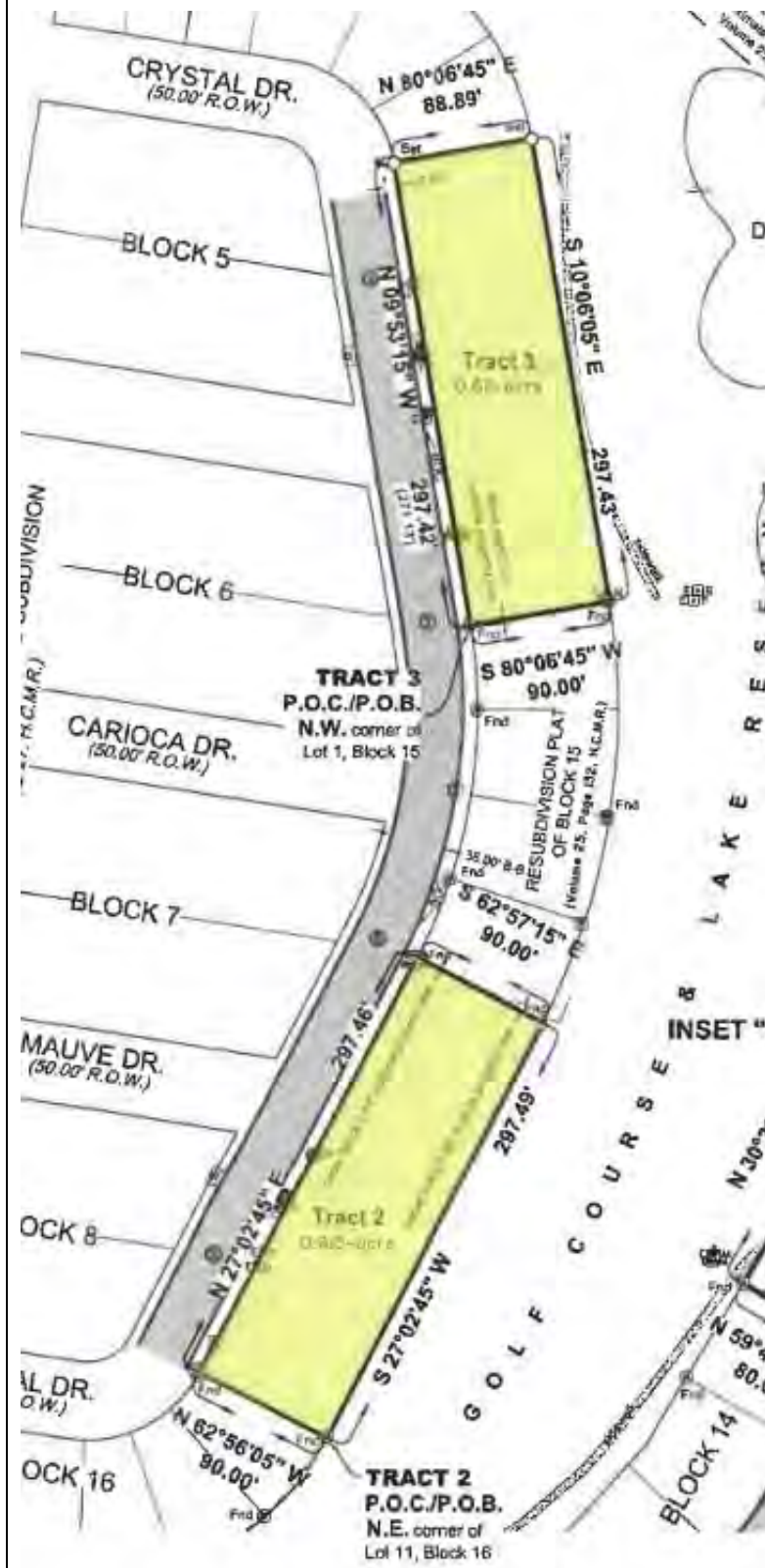
ZONING LEGEND

■ A0-I AGRICULTURAL OPEN INTERIM	■ R-3 MULTI-FAMILY RESIDENTIAL	■ C-4 HEAVY COMMERCIAL
■ A0-P AGRICULTURAL OPEN PERMANENT	■ R-4 MOBILE & MODULAR HOME	■ C-5 ADAPTIVE COMMERCIAL
■ R-1A LARGE LOT SINGLE FAMILY	■ R-5 HIGH DENSITY MFCT'D 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



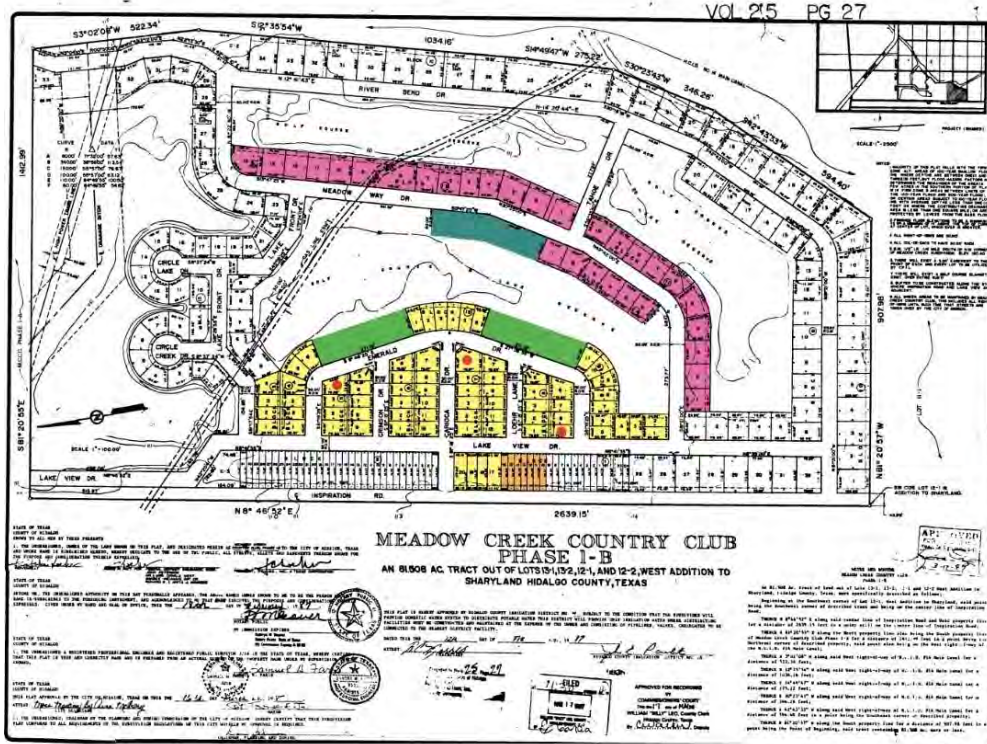
PROPERTY SURVEY



PROPOSED LOTS

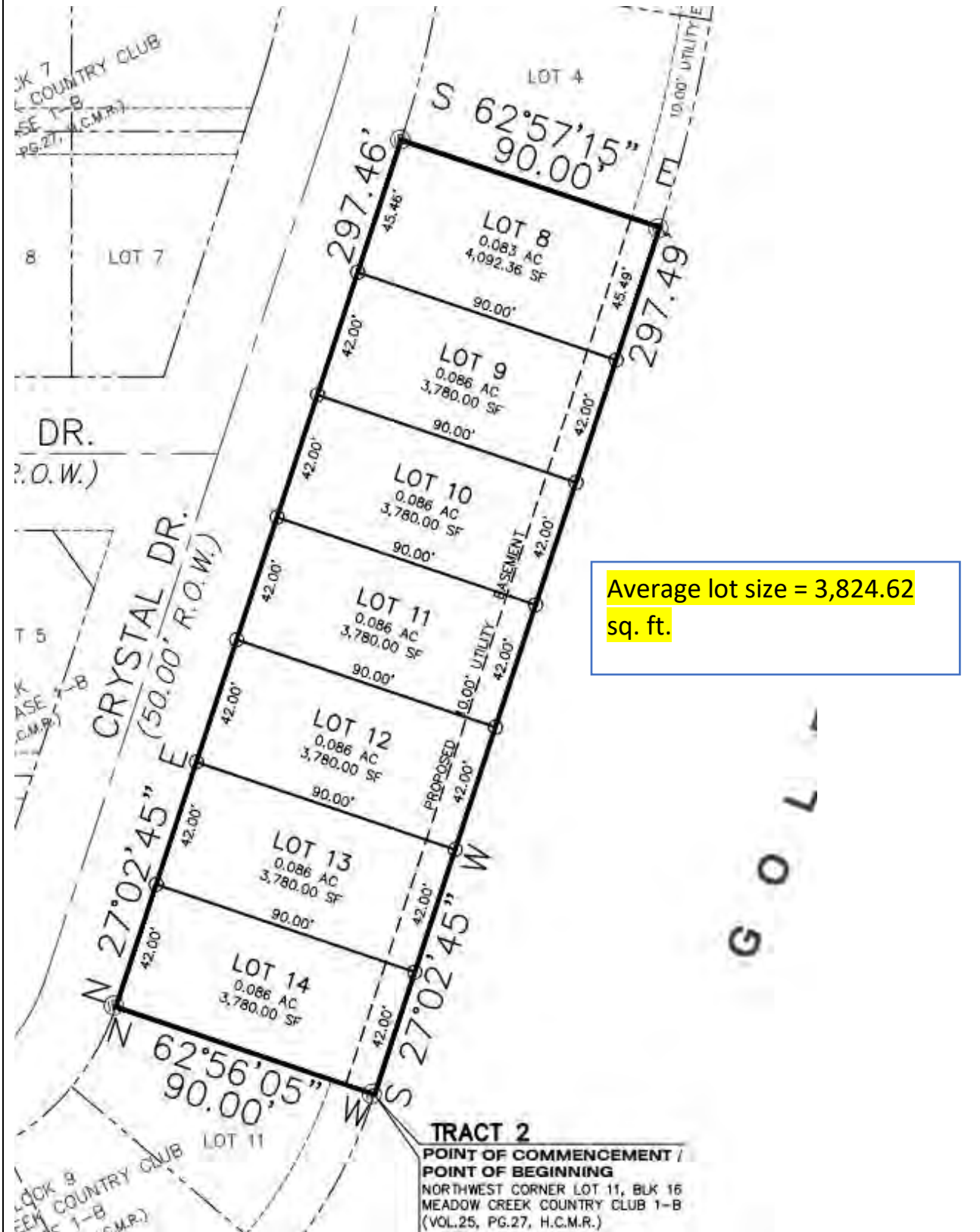


PROPOSED LOTS

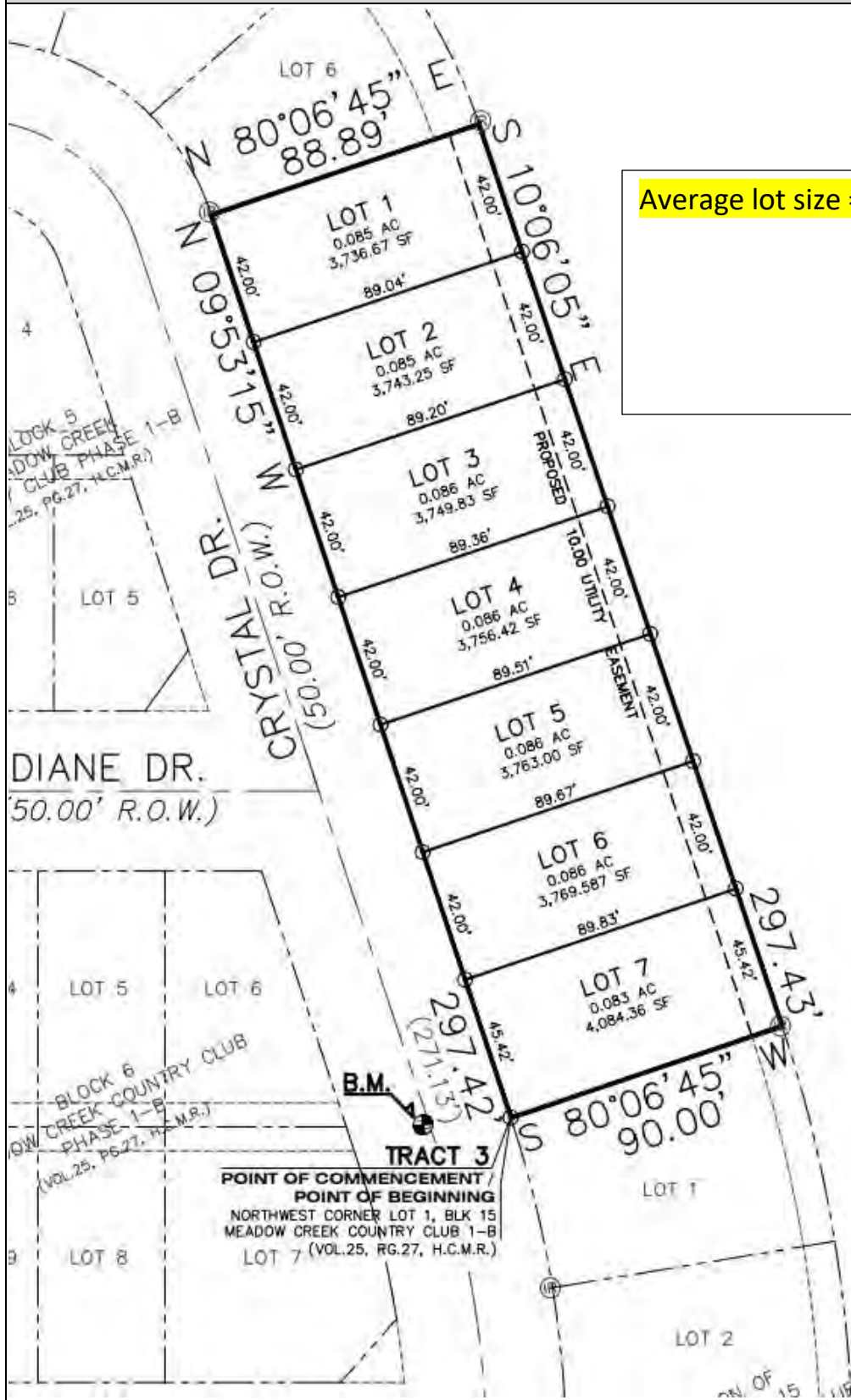


- Lots 40'x80' (29' wide foundation)
- Tract 1 and 2 Proposed New Development
- Lots 60x90 (40' wide foundation)
- Tract 3 Proposed New Development
- Apartments 12 doors
- 2 Story Homes

PROPOSED LOTS FOR TRACT 2	
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PROPOSED LOTS FOR TRACT 3



PUD MAP



- R-1 : SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-1T : TOWNHOUSE RESIDENTIAL DISTRICT
- AO-P : PERMANENT OPEN SPACE DISTRICT
- : STREETS
- : COMMON AREA
- R-3 : MULTI-FAMILY RESIDENTIAL DISTRICT
- R-5 : HIGH DENSITY MANUFACTURED HOUSING DISTRICT
- C-2 : NEIGHBORHOOD COMMERCIAL DISTRICT

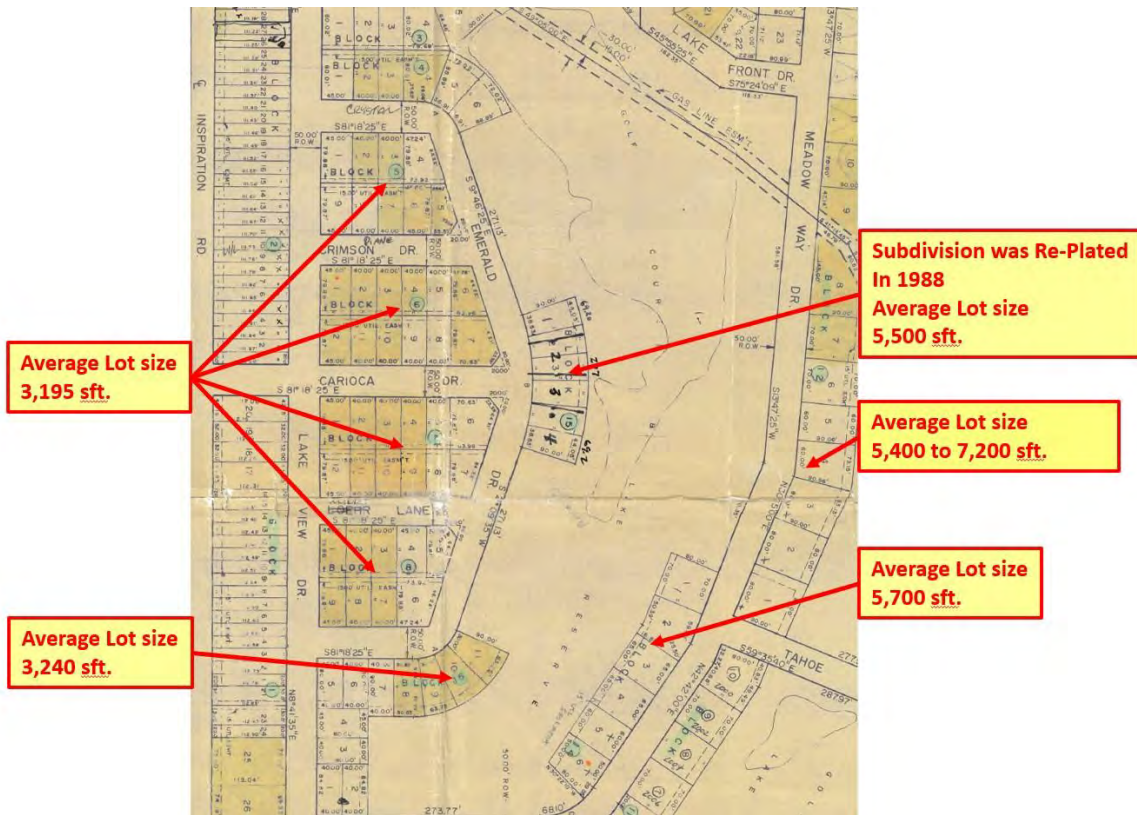
PHOTO OF THE TRACT 2 PROPERTY



PHOTO OF THE TRACT 3 PROPERTY



LOT COMPARISON



PETITION

PETITION Date: 7/14/2025

File Number: REZ25-39

To: City of Mission Planning and Zoning Board and City Council



Petition of Protest Against Proposed Rezoning from R-1 to R-1T

To Whom It May Concern:

We, the undersigned residents, property owners, and stakeholders of [Neighborhood Name or Subdivision] and surrounding areas, respectfully submit this petition in firm **opposition to the proposed rezoning** of two tracts of land currently zoned **R-1 (Single Family Residential)** to **R-1T (Town homes/Garden homes)**.

We recognize and support the importance of responsible development and growth in our community; however, this rezoning proposal raises significant concerns that will negatively affect our neighborhood's safety, infrastructure, and overall quality of life. Our primary objections are as follows:

1. Increased Traffic and Safety Hazards

Rezoning to allow higher-density housing will result in a significant increase in vehicular traffic on roads that were designed and built for low-density single-family neighborhoods. This presents safety hazards for pedestrians, school children, cyclists, and current residents. Additional garden homes will only exacerbate these issues.

2. Strain on Public Utilities and Infrastructure

Our neighborhood already faces **low water pressure** and frequent concerns about aging utility infrastructure. Introducing a higher concentration of housing units on these tracts will **place an unsustainable burden** on water, sewer, and stormwater systems, which are not currently designed to accommodate such density.

3. Loss of Community Character

Our neighborhood was thoughtfully designed and developed under the PUD zoning regulations, ensuring a cohesive, quiet, and stable residential environment. Allowing this rezoning will disrupt the character and continuity of our community. Nearly doubling the amount of housing lots will amplify the noise level of our area and potentially decrease property values and discourage long-term residents.

Conclusion





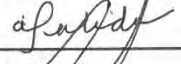


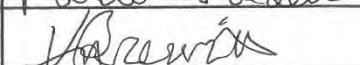
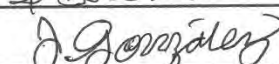
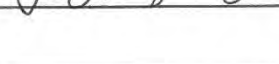
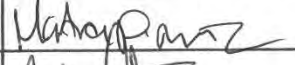


We respectfully urge the Planning Commission and City Council to **deny the proposed rezoning** of these two tracts and uphold the existing R-1 zoning that reflects and protects the long-standing values of our neighborhood. Future development should be **aligned with the priorities of neighborhood safety, infrastructure capacity, and thoughtful community planning**—not dictated by short-term market trends or the interests of developers at the expense of residents.

By signing the attachment, we affirm our commitment to preserving the safety, infrastructure, and character of our neighborhood and express our collective opposition to the proposed rezoning from R-1 to R-1T.


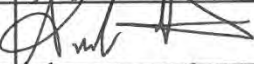
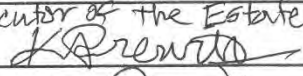
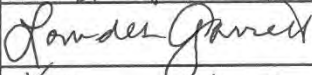
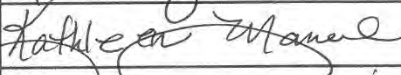

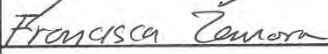



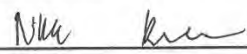

Respectfully submitted,

Karen Prewitt Phone Number: 956-957-8095

PETITION

Property ID	Address	Owner Info	Signature
232786	2001 Meadow Way Dr	Melissa Ibaniz	
232787	2003 Meadow Way Dr	Jose Cortez	
232788	2005 Meadow Way Dr	Velma Rodriguez	
232789	2007 Meadow Way Dr	Gonzalo & Maricela Ortiz	
232790	2009 Meadow Way Dr	Joshua Williamson	
232789	2011 Meadow Way Dr	Gonzalo & Maricela Ortiz	
232806	2123 Crystal Dr	Charles Gonzalez	
232807	2119 Crystal Dr	Severiano Morales Garcia	
232808	2115 Crystal Dr	Jonathan Jose Voje	
232809	2111 Crystal Dr	Leticia Cavazos Garza	
232810	2107 Crystal Dr	Alejandra Pulido	
232811	2103 Crystal Dr	Oscar Saenz & Minerva Garcia	
232672	2114 Crystal Dr	Alejandro Castillo	
232670	2102 Crystal Dr	Cuahtemo & Patricia Roldan	
232668	2101 Mauve Dr	Karen Prewitt	
232667	2107 Mauve Dr	Jessica Gonzalez	
232666	2109 Mauve Dr	Jose Villegas	
232665	2111 Mauve Dr	Martha Nunez Martinez	
232663	2108 Mauve Dr	Jesus Cantu	
232662	2106 Mauve Dr	Jesus Cantu	

PETITION

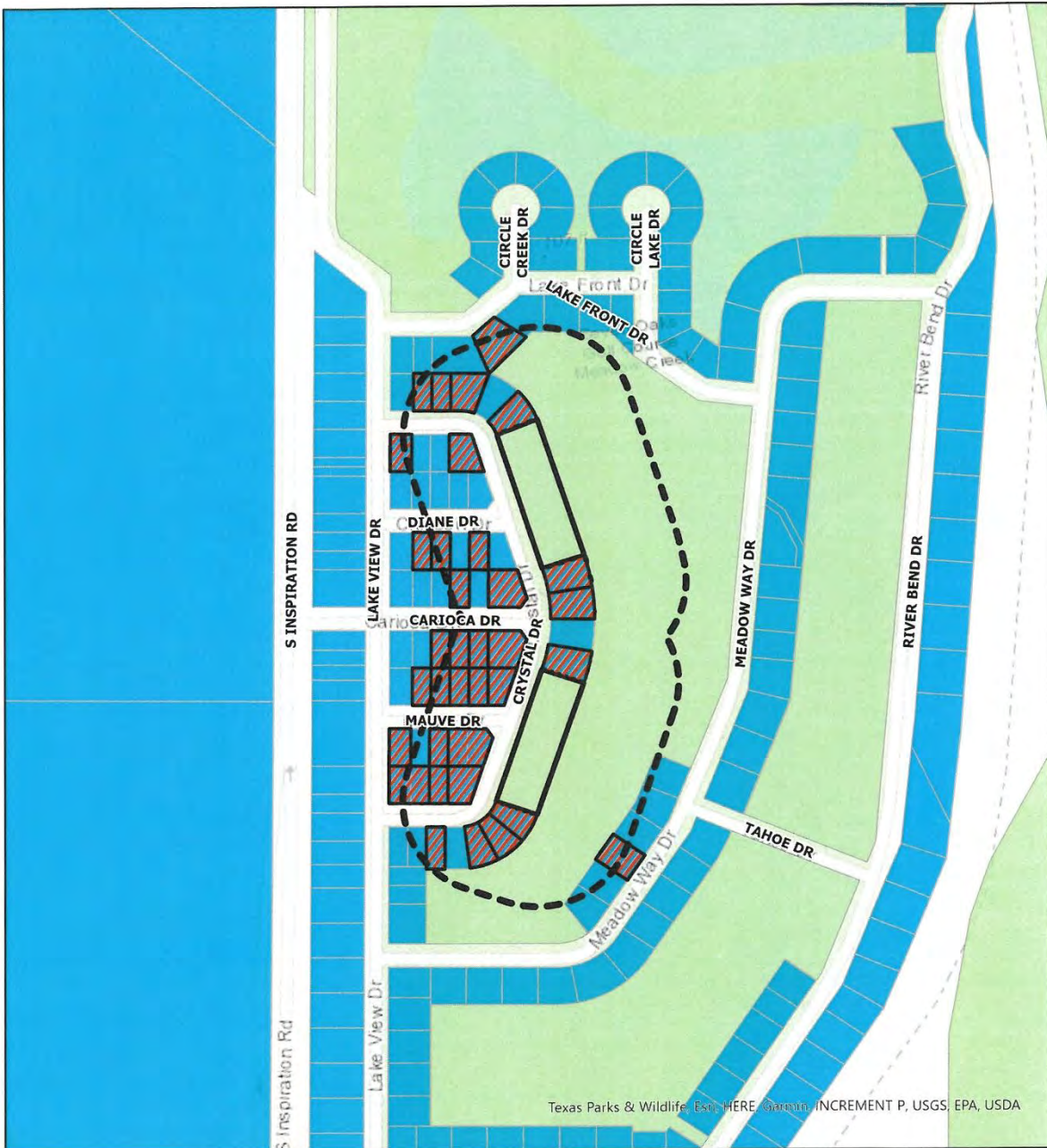
Property ID	Address	Owner Info	Signature
232661	2104 Mauve Dr	Francisco Barron & Zulema Barrera	
232660	2102 Mauve Dr	Anahi Cantu	
232659	2100 Mauve Dr	Frances Kay Wolf	Executor of the Estate 
232658	2101 Carioca Dr	Richard & Lourdes Garcia Garrett	
232657	2103 Carioca Dr	Micheal & Kathleen Manuel Living Trust	
232656	2105 Carioca Dr	Norma Ramirez	
232655	2107 Carioca Dr	Francisca Zamora	
232650	2106 Carioca Dr	Eduardo Sandoval	
232649	2104 Carioca Dr	Alma Rodriguez	
232648	2102 Carioca Dr	Pablo & Mariela Villaneuva	
232647	2100 Carioca Dr	Judith Garza ^{Bna}	
232646	3101 Diane Dr	Arturo Longoria 1201 Reynosa St	
232645	2103 Diane Dr	Luis Gerardo Nunez & Senia Magaly Nunez	
232644	2105 Diane Dr	Andrea Garcia	
232643	2107 Diane Dr	Nikee Lee Reyes	
232642	2104 2109 Diane Dr	Nikee Lee Reyes	
232640	2110 Diane Dr	Raul Sesin	
232639	2108 Diane Dr	CGS Property Rentals LLC 5105 Sweetwater	
232638	2106 Diane Dr	Valdemar & Alma Cantu	
232637	2104 Diane Dr	Valdemar & Alma Cantu	

PETITION

Property ID	Address	Owner Info	Signature
232636	2102 Diane Dr	Valdemar & Alma Cantu	
232635	2101 Crystal Dr	Christina Roldan	<i>Christina Roldan</i>
232634	Crystal Dr	Arturo Girodengo	
232633	Crystal Dr	Julio Valdes	
232632	2113 Crystal Dr	Christina Roldan	<i>Christina Roldan</i>
232626	2000 Crystal Dr	Norma Blizzard	<i>[Signature]</i>
232627	Crystal Dr	Severiano & Martha Morales Garcia	<i>[Signature]</i>
232628	2116 Crystal Dr	Maria Sanchez & Monica Garza	<i>[Signature]</i>
232629	Crystal Dr	Edwin & Yadira Medrano	<i>[Signature]</i>
232630	2104 Crystal Dr	Robert Michelena	<i>[Signature]</i>
232631	2100 Crystal Dr	Perri Huntley	<i>Perri Ann Huntley</i>
232792	1900 Crystal Dr	Mark & Maureen Adams	<i>[Signature]</i>
232795	1902 Crystal Dr	Dora & Franco Maldonado	<i>[Signature]</i>
232797	1904 Crystal Dr	Adriana Reyna	
232798	1906 Crystal Dr	Jose & Laura Ortiz	<i>[Signature]</i>
232618	2109 Lake Front Dr	Rebecca & Albert Bergh 2519 Ponderosa Dr	
232619	2105 Lake Front Dr	Omar Cantu	
232621	2103 Lake Front Dr	Brenda Garcia	<i>[Signature]</i>
232622	2101 Lake Front Dr	Marcela Rodriguez	

17

MAP



0 300

 Feet

 200' NOTIFICATION BOUNDARY

 SUBJECT PROPERTY

 IN OPPOSITION

AGRICULTURAL OPEN INTERIM (AO - I)	OFFICE BUILDING (C - 1)
AGRICULTURAL OPEN PERMANENT (AO - P)	NEIGHBORHOOD COMMERCIAL (C - 2)
LARGE LOT SINGLE FAMILY (R1 - A)	GENERAL BUSINESS (C - 3)
TOWNHOUSE RESIDENTIAL (R1 - T)	HEAVY COMMERCIAL (C - 4)
SINGLE FAMILY RESIDENTIAL (R - 1)	ADAPTIVE COMMERCIAL (C - 5)
DUPLEX FOUR-PLEX RESIDENTIAL (R - 2)	LIGHT INDUSTRIAL (I - 1)
MULTI-FAMILY RESIDENTIAL (R - 3)	HEAVY INDUSTRIAL (I - 2)
MOBILE & MODULAR HOME (R - 4)	PLANNED UNIT DEVELOPMENT (PUD)
HIGH DENSITY MFC'T'D HOUSING (R - 5)	PUBLIC (P)

This map has been produced by the City of Mission for the sole purpose of locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.

CALCULATIONS

Area of 200 ft. Radius and Subject Property	16.13 Acres
Area of Subject Property	1.226 Acres
Notification Area	14.904 Acres
Area of Opposition	4.24 Acres

$$4.24 \text{ acres} / 14.904 = .2844 = 28.45\%$$

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
232619	CANTU OMAR	1623 DEBBY LN	MISSION	TX	78572-7717
232623	CANTU YANNELLY	2015 LAKE FRONT DR	MISSION	TX	78572
232622	RODRIGUEZ MARCELA BARCENAS	2101 LAKE FRONT DR	MISSION	TX	78572-7734
232649	RODRIGUEZ ALMA DELA	2104 CARIOCA DR	MISSION	TX	78572-7744
232662	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232663	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232658	GARRETT RICHARD A & LOURDES S GARCIA	2101 CARIOCA DR	MISSION	TX	78572-7745
232660	CANTU ANAHI	2102 MAUVE DR	MISSION	TX	78572-7746
232657	MANUEL MICHAEL A & KATHLEEN A COTRUSTEES LIVING TRUST	2103 CARIOCA DR	MISSION	TX	78572-7745
232661	CONGRES CONSTRUCTION LLC	2104 MAUVE DR	MISSION	TX	78572-7746
232787	CORTEZ JOSE	2003 MEADOW WAY DR	MISSION	TX	78572-7735
232791	ORTIZ GONZALO & MARICELA	2011 MEADOW WAY	MISSION	TX	78572-7735
232805	ORNELAS MARICELA TORRES	2127 CRYSTAL DR	MISSION	TX	78572-7782
232659	WOLF FRANCES KAY	2100 MAUVE DR	MISSION	TX	78572-7746
232656	RAMIREZ NORMA ALICIA	2010 MEADOW WAY DR	MISSION	TX	78572-7730
232655	ZAMORA FRANCISCA	2107 CARIOCA DR	MISSION	TX	78572-7745
232665	MARTINEZ MARTHA P NUNEZ	2000 CIR DR APT 1	MISSION	TX	78572-9681
232666	VILLEGAS JOSE LUIS	308 N MISSOURI ST	ALTON	TX	78573-0990
232618	BERGH REBECCA & ALBERT	2519 PONDEROSA DR	MISSION	TX	78572-4709
232621	GARCIA BRENDA	2103 LAKE FRONT DR	MISSION	TX	78572-7734
232629	MEDRANO EDWIN H & YADIRA	2108 CRYSTAL DR	MISSION	TX	78572-7781
232647	GARZA JUDITH	2100 CARIOCA DR	MISSION	TX	78572-7744
232648	VILLANUEVA PABLO & MARIELA A	2102 CARIOCA DR	MISSION	TX	78572-7744
232670	ROLDAN CUAUHTEMO F & PATRICIA F	2102 CRYSTAL DR	MISSION	TX	78572-7781
232668	PREWITT KAREN L	2101 MAUVE DR	MISSION	TX	78572-7747
232667	RIVERA JUAN ANTONIO III	2107 MAUVE DR	MISSION	TX	78572
232672	CASTILLO ALEJANDRO	2114 CRYSTAL DR	MISSION	TX	78572-7781
232628	SANCHEZ MARIA DE LOURDES O & MONICA ELISA GARZA	2116 CRYSTAL DR	MISSION	TX	78572-7781
232626	CANALES RIGOBERTO JR & SAN JUANITA RIOS	415 N CANAL AVE	MISSION	TX	78572-5028
232639	CGS PROPERTY RENTALS LLC	5105 SWEETWATER AVE	MCALLEN	TX	78503-0027
232634	GIRODONGO ARTURO	COL SATELITE	MEXICO	NULL	NULL
232633	VALDES JULIO	COL LA RIOJA	MEXICO	NULL	NULL
232632	ROLDAN CHRISTINA GARCIA	2113 CRYSTAL DR	MISSION	TX	78572-7782
232627	CORTEZ MANUEL & MARILYN	4608 QUINCE AVE	MCALLEN	TX	78501-3698
232630	MICHELENA ROBERT M	2104 CRYSTAL DR	MISSION	TX	78572-7781
232638	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232640	SESIN RAUL E	4109 STILLWATER CV	EDINBURG	TX	78542-1437
232642	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232811	SAENZ OSCAR JR & MINERVA ENEDELIA GARCIA	2103 CRYSTAL DR	MISSION	TX	78572-7782
232810	PULIDO ALEJANDRA	3208 ERIN ST	MISSION	TX	78574-5243
232809	GARZA LETICIA CAVAZOS ET AL	HECTOR VICTORIA NO 16 APT 504 A	MEXICO	NULL	5200
232808	VOJE JONATHAN JOSE F	4353 NE HALSEY ST APT 7	PORTLAND	OR	97213-1555
232807	GARCIA SEVERIANO MORALES	2119 CRYSTAL DR	MISSION	TX	78572-7782
232644	GARCIA ANDREA	2105 DIANE DR	MISSION	TX	78572-8405
232788	RODRIGUEZ VELMA	2005 MEADOW WAY DR	MISSION	TX	78572-7735
232786	IBANIZ MELISSA RENEE	1902 RIVER BEND DR	MISSION	TX	78572-7713
232645	NUNEZ LUIS GERARDO & SENIA MAGALY	2103 DIANE DR	MISSION	TX	78572
232643	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232806	GONZALEZ CHARLES	2123 CRYSTAL DR	MISSION	TX	78572-7782
232631	HUNTLEY PERRI ANN	2100 CRYSTAL DR	MISSION	TX	78572-7781
232635	ROLDAN CHRISTINA MARIE	2101 CRYSTAL DR	MISSION	TX	78572-7782
232636	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232637	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232790	WILLIAMSON JOSHUA GREY	2009 MEADOW WAY DR	MISSION	TX	78572-7735
232789	SMAGE ROBERT & SHARON HECKER TRUSTEES	2011 MEADOW WAY	MISSION	TX	78572-7735
232650	SANDOVAL EDUARDO	1400 ROQUE SALINAS	MISSION	TX	78572-4778
232646	LONGORIA ARTURO R JR	1201 REYNOSA ST	MISSION	TX	78572-5952
232792	ADAMS MARK A & MAUREEN	1900 CRYSTAL DR	MISSION	TX	78572-7739
232795	MALDONADO DORA M & FRANCO L	1902 CRYSTAL DR	MISSION	TX	78572-7739
232797	REYNA ADRIANA IDALIA	1904 CRYSTAL DR	MISSION	TX	78572-7739
232798	ORTIZ JOSE & LAURA	1906 CRYSTAL DR	MISSION	TX	78572-7739
723237	MEADOW CREEK DEVELOPMENT LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
232354	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835