

ITEM# 1.6

REZONING:

Being a tract containing 0.36 acre of land situated out of the South one-half of Block 15-8, of the West Addition to Sharyland of Porciones 53, 54, 55, 56 & 57, and further being out of Lot 61, of the unrecorded Melba Carter Subdivision
R-1 to R-2
Martin Vega

REVIEW DATA

The subject site is located at the southwest corner of Melba Carter & Mayberry Road – see vicinity map.

SURROUNDING ZONES:

N:	I-1	- Light Industrial
E:	I-1	- Light Industrial
W:	R-1	- Single Family Residential
S:	R-1	- Single Family Residential

EXISTING LAND USES:

N:	Vacant
E:	Warehouses
W:	Single Family Home
S:	Single Family Home
Site:	Vacant

FLUM:

Industrial (I)

REVIEW COMMENTS: This subdivision has considered several rezoning in the past ranging from commercial, industrial and residential. It is staff understanding from the surrounding residents and the City Council that they would like to keep this area residential with the exception of the lots off of Conway which are already zoned commercial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses.

RECOMMENDATION: Staff recommends denial.

GATEWAY MISSION¹

EXPRESSWAY BUSINESS
PARK SUBD.
PHASE VII

TRACT - 1 (308,551 S.F.)

1

**REPLAT
PHASE XII
2**

6-51

EXWY. BUS. PARK
PHASE II
BLOCK 1



*Rio Grande
Snack Food Co.*

The map shows a street grid with a vertical road labeled 'DIALECTIC' and a horizontal road labeled 'TRINITY RD.'. A compass rose is located in the upper right corner, and a scale bar is in the lower right corner. The map is oriented with North at the top.

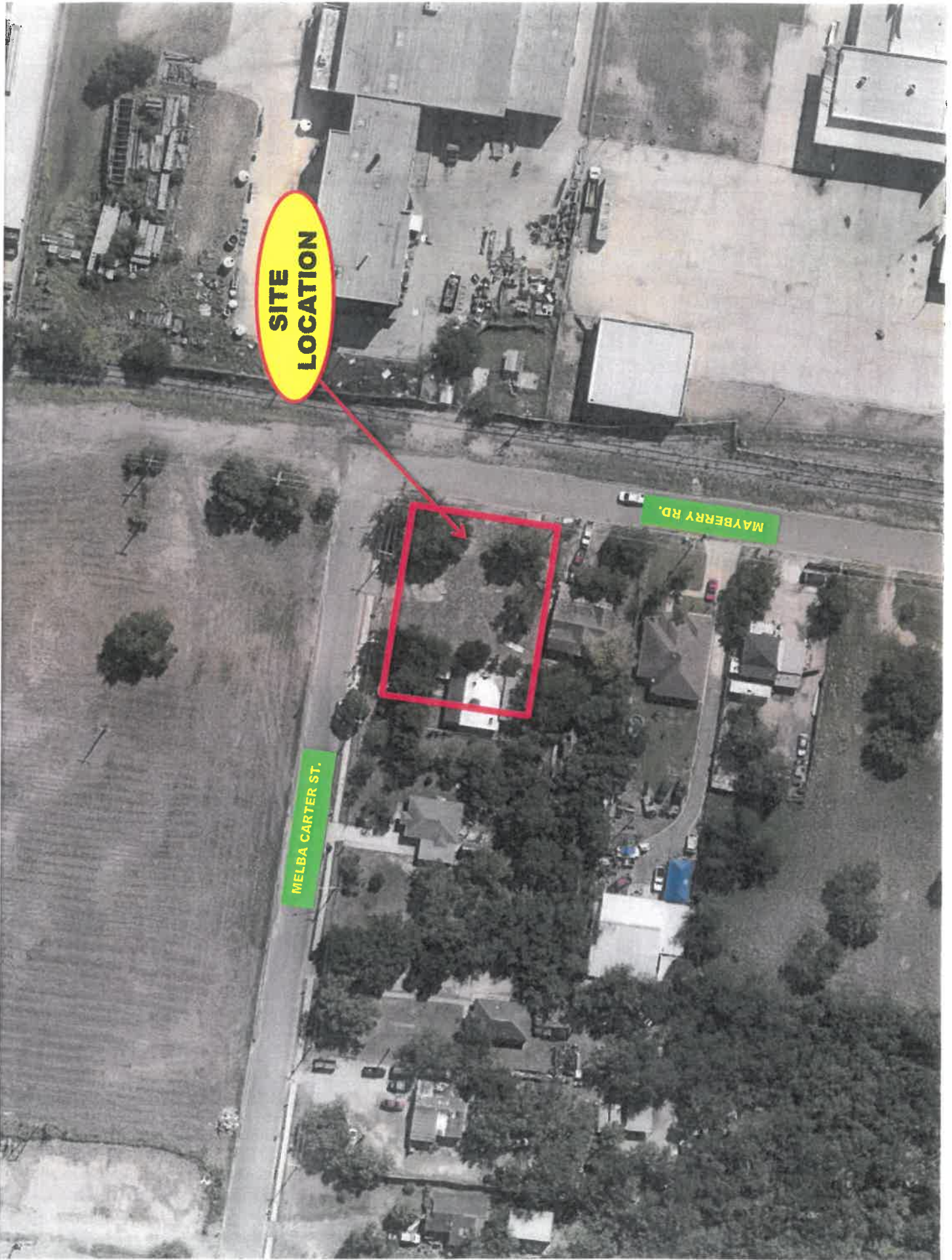
TONEY TRANSPORTATION
LOT 1

 CITY OF MISSION HIDALGO COUNTY, TEXAS 1201 E. 8th Street MISSION, TX 78572 PH: (956) 580-8672 FAX: (956) 580-8680	No.

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**SITE
LOCATION**

MAYBERRY RD.

MELBA CARTER ST.

E8465-02-001-0000-00 (537279)
ROLESA INVESTMENTS LLC
5220 S EXPY 281
EDINBURG TX 78542

M3300-00-000-0060-00 (233610)
PERALEZ REBECCA G
704 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0061-00 (233611)
GUERRA RICARDO & JUANITA V
706 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0061-10 (233612)
CHAVEZ EVANGELINA
708 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0061-20 (233613)
SALINAS SERGIO & SONIA
1410 S BUNNY ST
ALTON TX 78573

M3300-00-000-0062-00 (233614)
CASTRO MIGUEL A & CARLA A GUERRI
1314 S MAYBERRY ST
MISSION TX 78572

M3300-00-000-0062-10 (233615)
VEGA MARIA DE JESUS
401 E 2ND ST
MISSION TX 78572

M3300-00-000-0063-00 (233616)
ESQUIVEL EUSTACIO JR
2037 AVENUE B
GRAND PRAIRIE TX 75051

M3300-00-000-0063-10 (233617)
ESQUIVEL EUSTACIO JR
2037 AVENUE B
GRAND PRAIRIE TX 75051

M3300-00-000-0063-11 (233618)
JASSO SAN JUANITA
202 OBLATE AVE
MISSION TX 78572

E8465-06-000-0001-00 (604797)
SOUTH SOONER HOLDING LLC
1801 BOREN BLVD
SEMINOLE OK 74868

E8465-06-000-0001-01 (604798)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

E0200-00-000-0006-05 (622037)
MARA PRO LOGISTICS LLC
1001 S CAPITAL OF TEXAS
HWY BLDG L
WEST LAKE HILLS TX 78746