

ITEM# 1.1

REZONING: Lot 11, Block 176,
Mission Original Townsite
C-4 to R-1
Estevan Gabriel Rocha

REVIEW DATA

The subject site is located 50' south of W. 11th Street along the west side of Perkins Avenue. – see vicinity map.

SURROUNDING ZONES: N: C-4 - Heavy Commercial
E: C-4 - Heavy Commercial
W: C-4 - Heavy Commercial
S: C-4 - Heavy Commercial

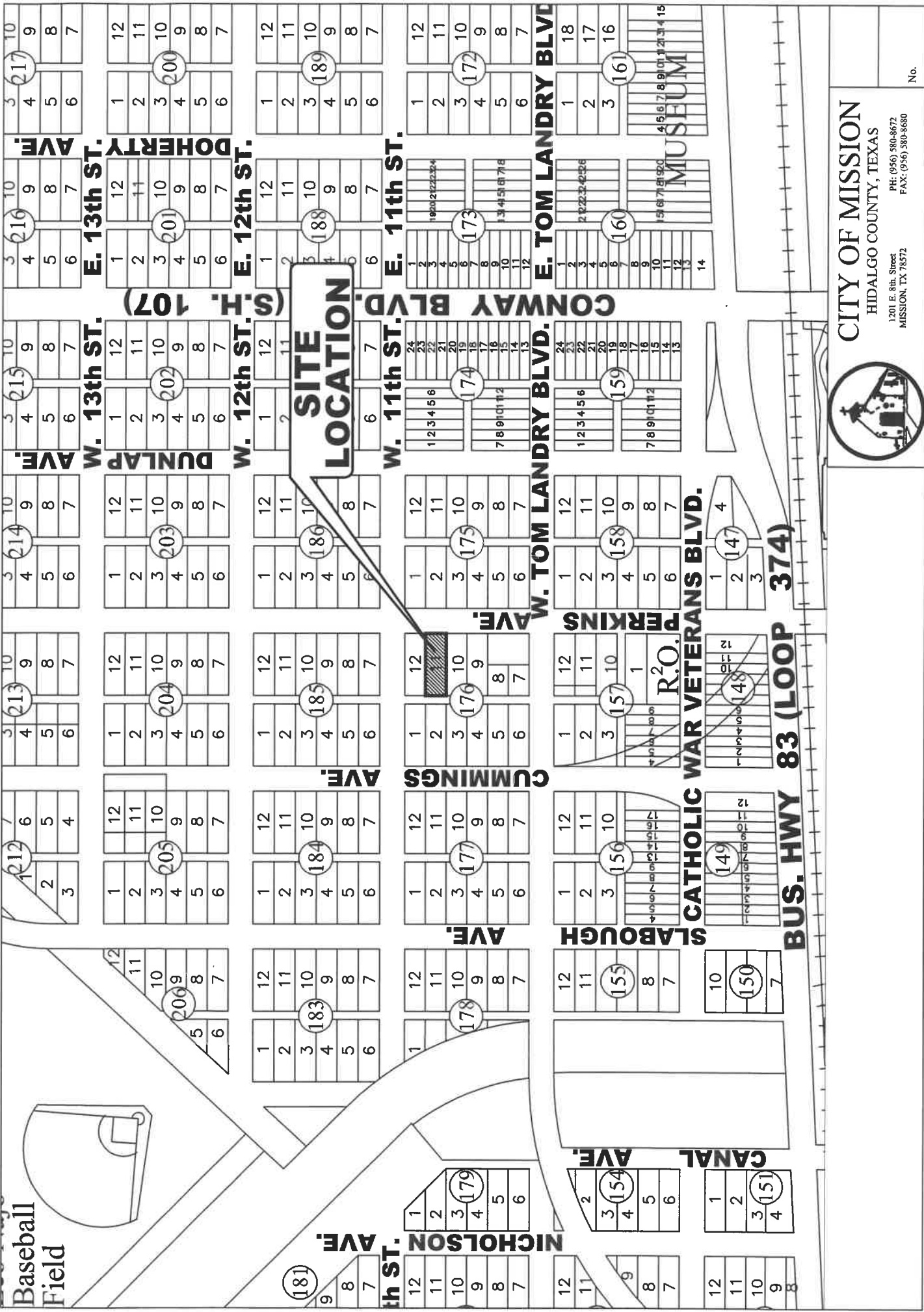
EXISTING LAND USES: N: Single-Family Home
E: Single-Family Home
W: Warehouse
S: Single-Family Home
Site: Vacant

FLUM: General Business (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). 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.

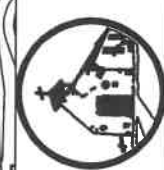
RECOMMENDATION: Staff recommends Approval.

Baseball Field



SITE LOCATION

CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680



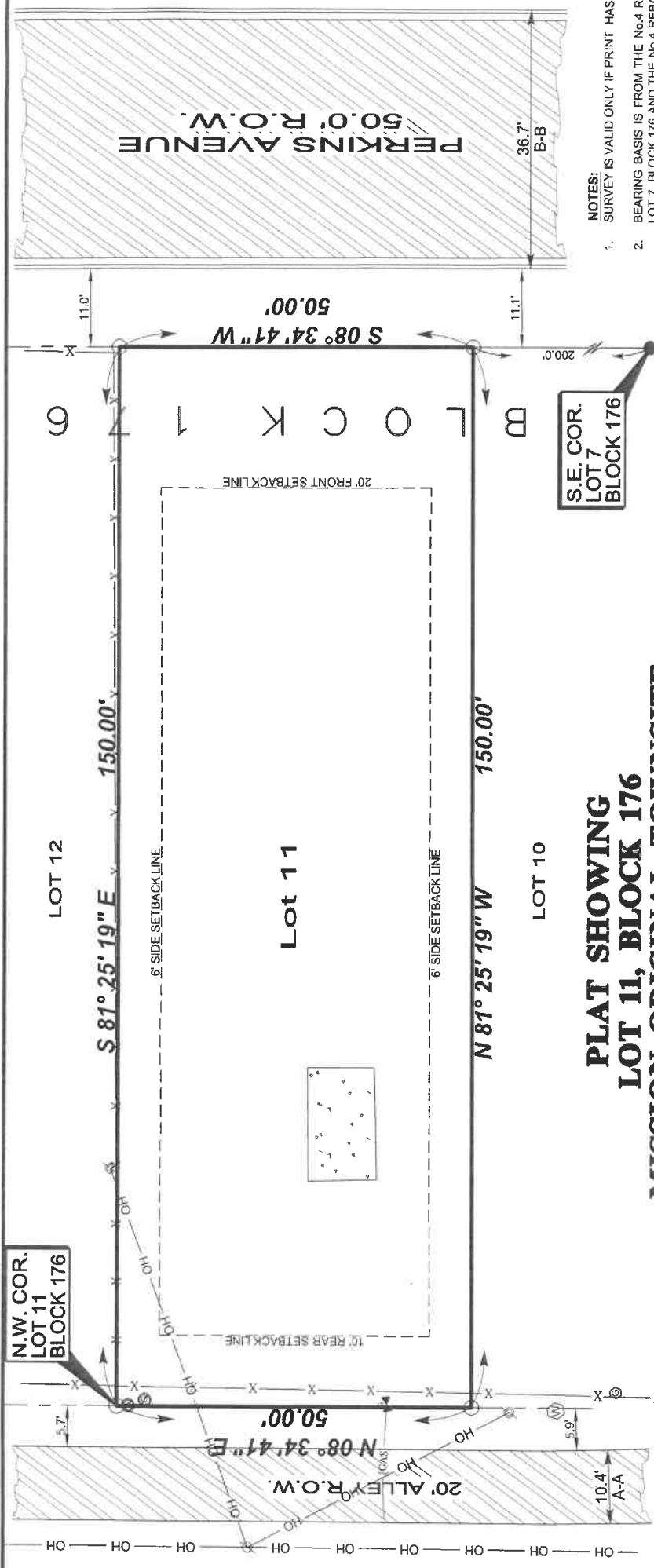
No.

**SITE
LOCATION**

PERKINS AVE.

W. 11TH ST.





- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS 1
 2. BEARING BASIS IS FROM THE No.4 RE LOT 7, BLOCK 176 AND THE No.4 REBA BLOCK 176.
 3. ALL BEARINGS AND DISTANCES AS PI 4205, GRID COORDINATES.
 4. SURVEY WAS PREPARED WITHOUT T MAY SHOW EASEMENTS AFFECTING I RECIPIENT OF THIS PLAT THAT EASEM
 5. SETBACKS NOT SHOWN ON RECORDI PLANNING DEPARTMENT

MEL
CONSUL

MI

TBPELS No. 10096900

BOOK: T-1190, PG. 27
DATE: 3/8/2023
JOB No. 23351.08
FILE NAME: 23351.08
DRAWN BY: J.C.

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S.E. COR.
LOT 7
BLOCK 176

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC
- ⊗ CAP STAMPED MELDEN & HUNT, INC
- ⊗ POWER POLE
- ⊗ SERVICE POLE
- ⊗ WATER METER
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ ABANDONED GAS VALVE
- X CHAIN LINK FENCE
- OH OVERHEAD POWER LINE
- [GAS] SPOTTED GAS LINE [APPROXIMATE LOCATION]
- ASPHALT AREA
- CONCRETE AREA
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- N.W. COR. - NORTHWEST CORNER
- S.E. COR. - SOUTHEAST CORNER

**PLAT SHOWING
LOT 11, BLOCK 176
MISSION ORIGINAL TOWNSITE
VOLUME 0, PAGE 49-50 H.C.M.R.
CITY OF MISSION
HIDALGO COUNTY, TEXAS**



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 2/14/23 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

ROBERTO N. TAMEZ, RPLS No. 6238
DATE: 03/08/2023

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY PANEL NUMBER: 480345.0005 C
MAP REVISED: NOVEMBER 20, 1981

M5200-00-176-0001-00 (239860)
CANTU JORGE LUIS & MARIA DE LA LUZ
901 PERKINS AVENUE STE A
MISSION TX 78572-3940

M5200-00-176-0005-00 (239861)
SALINAS GUADALUPE
1917 ASH ST
PENITAS TX 78576

M5200-00-176-0005-10 (239863)
RIVAS RUBEN
313A W TOM LANDRY ST
MISSION TX 78572

M5200-00-176-0005-15 (239864)
WEST LIQUOR
WSLS INC
311 W TOM LANDRY ST
MISSION TX 78572

M5200-00-176-0006-00 (239865)
WSLS INC
311 W TOM LANDRY ST
MISSION TX 78572

M5200-00-176-0007-00 (239866)
GONZALEZ ROBERTO & TERESA C
1714 N BRYAN RD
MISSION TX 78572

M5200-00-176-0008-00 (239867)
TIME WARNER COMMUNICATIONS RGV
PO BOX 7467
CHARLOTTE NC 28241

M5200-00-176-0009-00 (239868)
GUERRA LITA ANNE
2214 REBEL RD
AUSTIN TX 78704

M5200-00-176-0010-00 (239869)
CANTU ROSA SALINAS
1015 PERKINS AVE
MISSION TX 78572

M5200-00-176-0011-00 (239870)
ROCHA ESTEVAN GABRIEL
1015 PERKINS
MISSION TX 78572

M5200-00-176-0012-00 (239871)
DE LA GARZA MARIA INES
PO BOX 1133
MISSION TX 78573

M5200-00-176-0012-10 (239872)
GARCIA FRANKE
2119 LIBERTY ST
MISSION TX 78573

M5200-00-177-0007-00 (239876)
MARTINEZ JUAN RENE & MARTHA NELY
12804 N 105TH ST
MISSION TX 78573

M5200-00-185-0005-00 (239937)
KEMP RICHARD ALLEN
310 W 11TH ST
MISSION TX 78572

M5200-00-185-0006-00 (239938)
KEMP RICHARD A & JAVIER GOMEZ
310 W 11TH ST
MISSION TX 78572

M5200-00-185-0007-00 (239939)
BECHO IMELDA R & ROGELIO BECHO
1101 PERKINS ST
MISSION TX 78572

M5200-00-185-0008-00 (239940)
PAPERMAN LLC
1103 PERKINS AVE
MISSION TX 78572

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

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

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

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

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