

**ITEM# 1.2**

**REZONING:**

Lot 1, Block 3, out of the  
Del Monte Orchards Company  
Subdivision No. 1 out of Porcion 51  
AO-I to C-3  
Yvette Espericueta

**REVIEW DATA**

The subject site is located approximately 1,024' south of W. Business Highway 83 along the west side of Schuerbach Road. – see vicinity map.

**SURROUNDING ZONES:**

N: C-3 - General Commercial  
E: R-1 - Single Family Residential  
W: AO-I - Agricultural Open Interim  
S: AO-I - Agricultural Open Interim

**EXISTING LAND USES:**

N: Vacant  
E: Jose Escandon Elementary & Single-Family Home  
W: Vacant  
S: Vacant  
Site: Angel's Car Care

**FLUM:**

Lower Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However, it complies with the existing land uses. Staff notes that with the expansion of Business Highway 83 this transition has seen several commercial rezonings in the past. The FLUM shows a General Commercial (GC) designation fronting Business Highway 83 and Low Density (LD) further south, staff notes that the FLUM can be amended to reflect the current C-3 use. This property was annexed into the City on January 14, 2013 and has always been used as a commercial business.

**RECOMMENDATION:** Staff recommends Approval.

**BUS. HWY. 83 (LOOP 374)**

**LEONOR ST.**  
**SYLVIA PLAZA**  
1 2 3 4 5

**LA JOYA I.S.D.**  
**SUBD. NO. 9**  
**JOSE DE ESCANDON**  
**ELEMENTARY**

LOT 1

**SCHUERBACH RD.**

**SCOTT LANE**

**SITE LOCATION**

1  
**MITTS**

3

5

**TE**  
**No. 1**

1

3

5

1

3

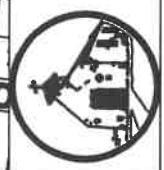
DM  
1  
**COMMERCIAL PARK**  
2  
3

2

4

3

6



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

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

No.



**SITE  
LOCATION**

**SCHUERBACH RD.**

**CUESTA DEL SOL ST.**

T5250-02-017-0001-00 ( 303934)  
GARCIA ZULEMA GARZA  
2821 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-017-0002-00 ( 303935)  
VASQUEZ SYLVIA  
2819 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-017-0039-00 ( 303972)  
HOUSING AUTHORITY OF THE  
CITY OF MISSION  
906 E 8TH ST  
MISSION TX 78572

T5250-02-018-0001-00 ( 303973)  
MADRIGAL GERMAN  
2822 CUESTA DEL SOL  
MISSION TX 78572

T5250-02-018-0002-00 ( 303974)  
HOUSING AUTHORITY OF THE  
CITY OF MISSION  
906 E 8TH ST  
MISSION TX 78572

T5250-02-018-0003-00 ( 303975)  
ROMERO EDUARDO DE LA TORRE  
2818 CUESTA DEL SOL ST  
MISSION TX 78572

L1186-09-000-0001-00 ( 705850)  
LA JOYA IND SCH DIST  
PO BOX J  
LA JOYA TX 78560

D2800-00-001-0006-00 ( 157640)  
RIO AVENUE DEVELOPMENT COMPANY  
3914 RIO GRANDE CARE RD  
EDINBURG TX 78541

D2800-00-001-0006-02 (20828348)  
COUNTY OF HIDALGO  
PO BOX 1385  
EDINBURG TX 78540

D2800-00-003-0001-00 ( 157647)  
ESPERICUETA YVETTE  
3914 RIO GRANDE CARE ROAD  
EDINBURG TX 78541

D2800-00-003-0001-02 (20828343)  
HIDALGO CO R/O/W DEPT  
906 N DOOLITTLE RD  
EDINBURG TX 78542

D2800-00-003-0002-00 ( 342503)  
RIO AVENUE DEVELOPMENT COMPANY  
CADTAX PROPERTY TAX CONSULTING/  
3914 RIO GRANDE CARE RD  
EDINBURG TX 78571-4381

D5680-00-000-0000-00 ( 1310346)  
HIDALGO COUNTY DRAINAGE DISTRICT NO.  
902 N DOOLITTLE ROAD  
EDINBURG TX 78542-7470

D5680-00-000-0002-00 ( 1310351)  
CENTRO CRISTIANO DE RESTAURACION  
713 N SCHUERBACH ROAD  
MISSION TX 78572-6992

D5680-00-000-0003-00 ( 1310352)  
CENTRO CRISTIANO DE RESTAURACION  
713 N SCHUERBACH ROAD  
MISSION TX 78572-6992