

ITEM# 1.6

REZONING: All of Lots 1 & 2, Block 2,
Leal Subdivision
R-1 to C-3
Pedro Mendoza

REVIEW DATA

The subject site is located on the southwest corner of W. 1st Street and Dunlap Avenue– see vicinity map.

SURROUNDING ZONES:

N:	AO-I	– Agricultural Open Interim
E:	R-1	– Single Family Residential
W:	AO-I	– Agricultural Open Interim
S:	R-1	– Single Family Residential

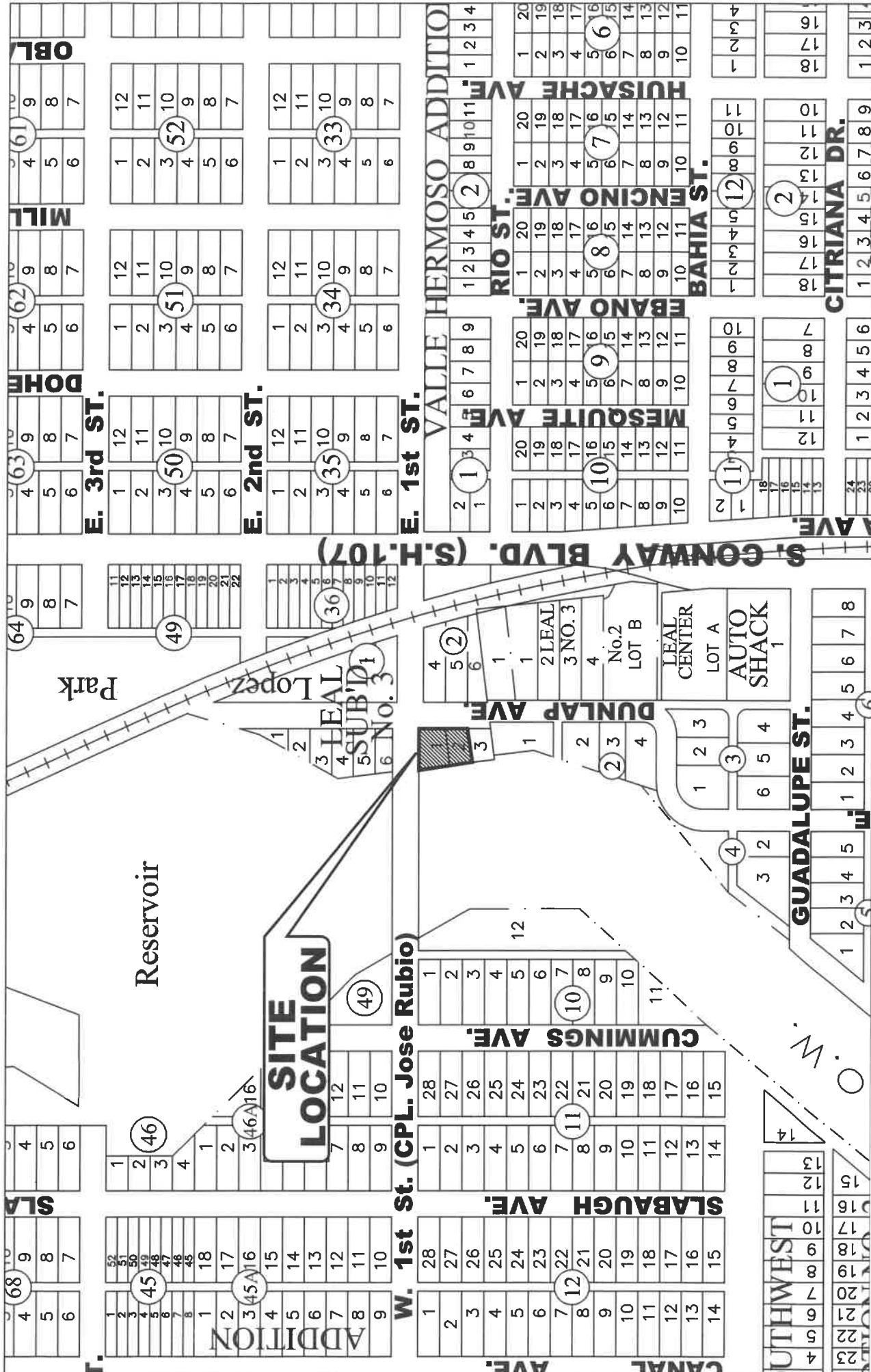
EXISTING LAND USES:

N:	Mission Fire Station #2
E:	Residential
W:	Canal ROW
S:	Residential
Site:	Garage/Warehouse

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. The property is surrounded by residential homes, although staff notes that this property has a warehouse which has been used as a mechanic shop since the 1950’s. Staff mailed out 16 notices to property owners within 200’ radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request. Since this property has always been used as commercial, staff does not foresee any detrimental effect to the surrounding residential areas.

RECOMMENDATION: Staff recommends approval.



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

No.

**SITE
LOCATION**

DUNLAP AVE.

W. 1ST STREET (CPL. JOSE RUBIO)



L3700-01-001-0003-00 (217188)
MISSION URBAN RENEWAL
PO BOX 1690
MISSION TX 78573

L3700-01-001-0004-00 (217189)
MISSION URBAN RENEWAL
PO BOX 1690
MISSION TX 78573

L3700-01-001-0007-00 (217192)
MISSION URBAN RENEWAL
PO BOX 1690
MISSION TX 78573

L3700-01-002-0001-00 (217198)
MENDOZA PEDRO & GLORIA LVNG TRUST
ROSARIO MENDOZA & LUIZ & BLANCA
1207 E 29TH ST
MISSION TX 78574

L3700-01-002-0002-00 (217199)
MENDOZA PEDRO & GLORIA LVNG TRUST
ROSARIO MENDOZA & LUIZ & BLANCA
1207 E 29TH ST
MISSION TX 78574

L3700-01-002-0003-00 (217200)
CASTANON JERRY M & LONNIE M
103 S DUNLAP
MISSION TX 78572

L3700-01-002-0004-00 (217201)
SANCHEZ CARMEN R
115 W 1ST ST
MISSION TX 78572

L3700-01-002-0004-10 (217202)
MENDOZA LIBORIO & MARIA LUISA
101 S DUNLAP AVE
MISSION TX 78572

L3700-01-002-0005-10 (217203)
CASTANON MARCELINO & ISABEL
103 S DUNLAP AVE
MISSION TX 78572

L3700-01-002-0006-00 (217204)
GUERRA TOMAS & MARIA INES
117 W 1ST ST
MISSION TX 78572

L3700-01-002-0006-10 (217205)
CORDERO MARIA DOLORES
603 PEDRO AVE
MISSION TX 78572

L3700-02-001-0001-00 (217206)
CARRILLO JUANA HUERTA
RUFINA MATA
111 S DUNLAP AVE
MISSION TX 78572

L3700-02-002-0001-00 (217208)
VELA RICARDO & MINERVA T
5512 LAWNSBERRY DR
FORT WORTH TX 76137

L3700-02-002-0001-10 (217209)
PINON JOSE
112 S DUNLAP AVE
MISSION TX 78572

L3700-03-000-0001-00 (217282)
RAMIREZ JOSE R & MARIA M
113 S DUNLAP AVE
MISSION TX 78572

L3700-03-000-0002-00 (217283)
RAMIREZ RAMIRO & OLGA
19180 COUNTY ROAD 76
EATON CO 80615