

ITEM# 1.5

REZONING:

A tract of land being tract 37,
Resubdivision of M.L. Woods CO., Inc.
(aka Lot 37, Earnhard Subdivision U/R)
C-3 to R-1
Rosbel Avila

REVIEW DATA

The subject site is located approximately 700' east of Conway Blvd. along the south side of Melba Carter – see vicinity map.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	R-1	– Single Family Residential
W:	C-3	– General Business
S:	I-1	– Light Industrial

EXISTING LAND USES:

N:	Residential
E:	Vacant Lot
W:	Commercial Building
S:	Open Acreage
Site:	Residential

FLUM:

Industrial (I)

REVIEW COMMENTS: The area currently has a mixture of uses ranging from residential, commercial, and industrial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map however, it complies with the surrounding land uses. This property was rezoned to commercial back in 1998, but it has never been used as commercial. Currently, the applicant has a residence on the lot.

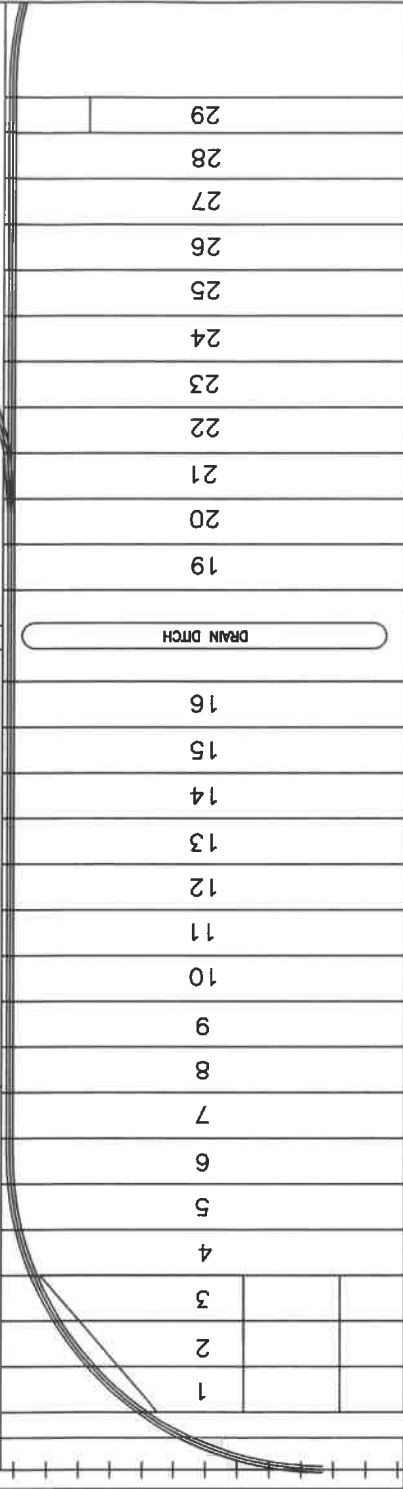
The City Council has recently denied other rezoning request for commercial use making it clear that the Council would like to keep this area as single family residential. The City has invested in various improvements over the past several years. These improvements include street lights, sidewalks, and several CDBG homes.

RECOMMENDATION: Staff recommends approval.

Sewer Plant

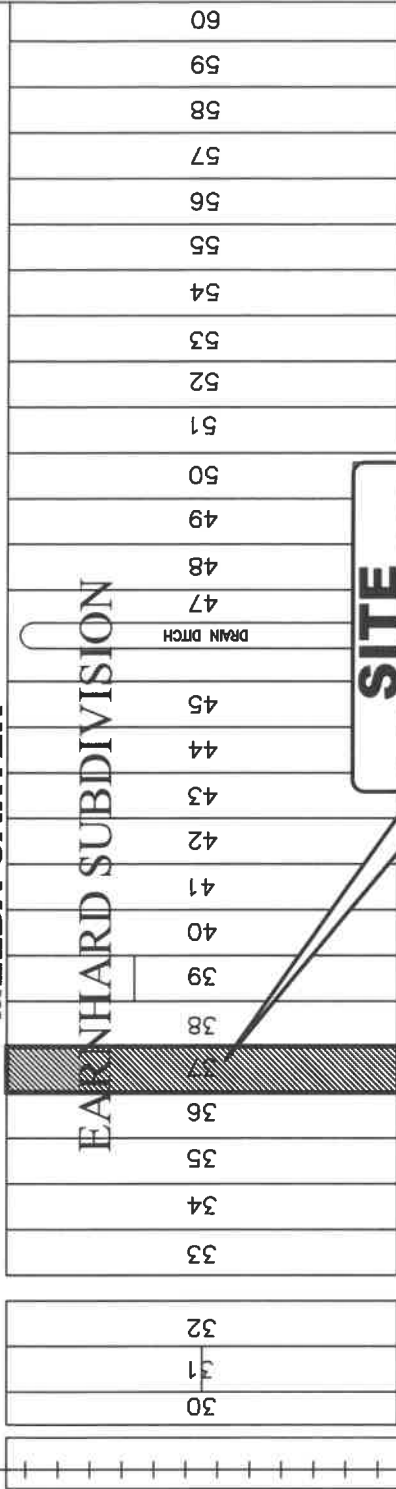
S. CONWAY BLVD. (F.M.1016)

Railroad Spur



MELBA CARTER

HEARNHARD SUBDIVISION



TONEY TRANSPORT

LOT 1

TRINITY RD.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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

No.

**SITE
LOCATION**

MELBA CARTER

S. CONWAY BLD. (F.M. 1016)



M3300-00-000-0004-00 (233551)
CARMONA CAMILO SR SR
804 BERTHA AVE
MISSION TX 78572

M3300-00-000-0006-00 (233553)
CARMONA CAMILO
804 BERTHA AVE
MISSION TX 78572

M3300-00-000-0008-00 (233555)
MORIN EZEQUIEL
211 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0009-00 (233557)
MORIN EZEQUIEL JR
211 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0010-00 (233558)
OCHOA JEHU & EVELIA
1006 DATE LN
MISSION TX 78572

M3300-00-000-0011-00 (233559)
GARCIA JUAN G
303 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0034-00 (233584)
CORTINA JOSE & LEONIDES
202 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0035-00 (233585)
CALDERON LORENA
1005 N 40TH ST
MCALLEN TX 78501

M3300-00-000-0037-00 (233587)
AVILA ROSBEL H
1009 W E ST
MISSION TX 78572

M3300-00-000-0038-00 (233588)
DOMINGUEZ ROBERTO & TANIA S SANCHEZ
1000 W B ST
MISSION TX 78572

M3300-00-000-0039-00 (233589)
GAMBOA YESENIA
302 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0040-00 (233591)
MARTINEZ JOSE M JR
304 MELBA CARTER ST
MISSION TX 78572

W0100-00-014-0007-01 (316521)
JONES JOE P
PO BOX 1665
MISSION TX 78573