

**ITEM# 1.1**

**REZONING:**

A 19.00 acre composite tract of land being compromised of the West 627.0' of the North ½ of the East ½ of Lot 15-11, West Addition to Sharyland, and all of Lot 3 and the West 297.0' of Lot 4, Rees Subdivision  
C-1 & C-3 to R-1  
Oscar L. Cantu

**REVIEW DATA**

The subject site is located approximately 600' east of Bryan Road along the north side of Trinity Road – see vicinity map.

**SURROUNDING ZONES:**

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

**EXISTING LAND USES:**

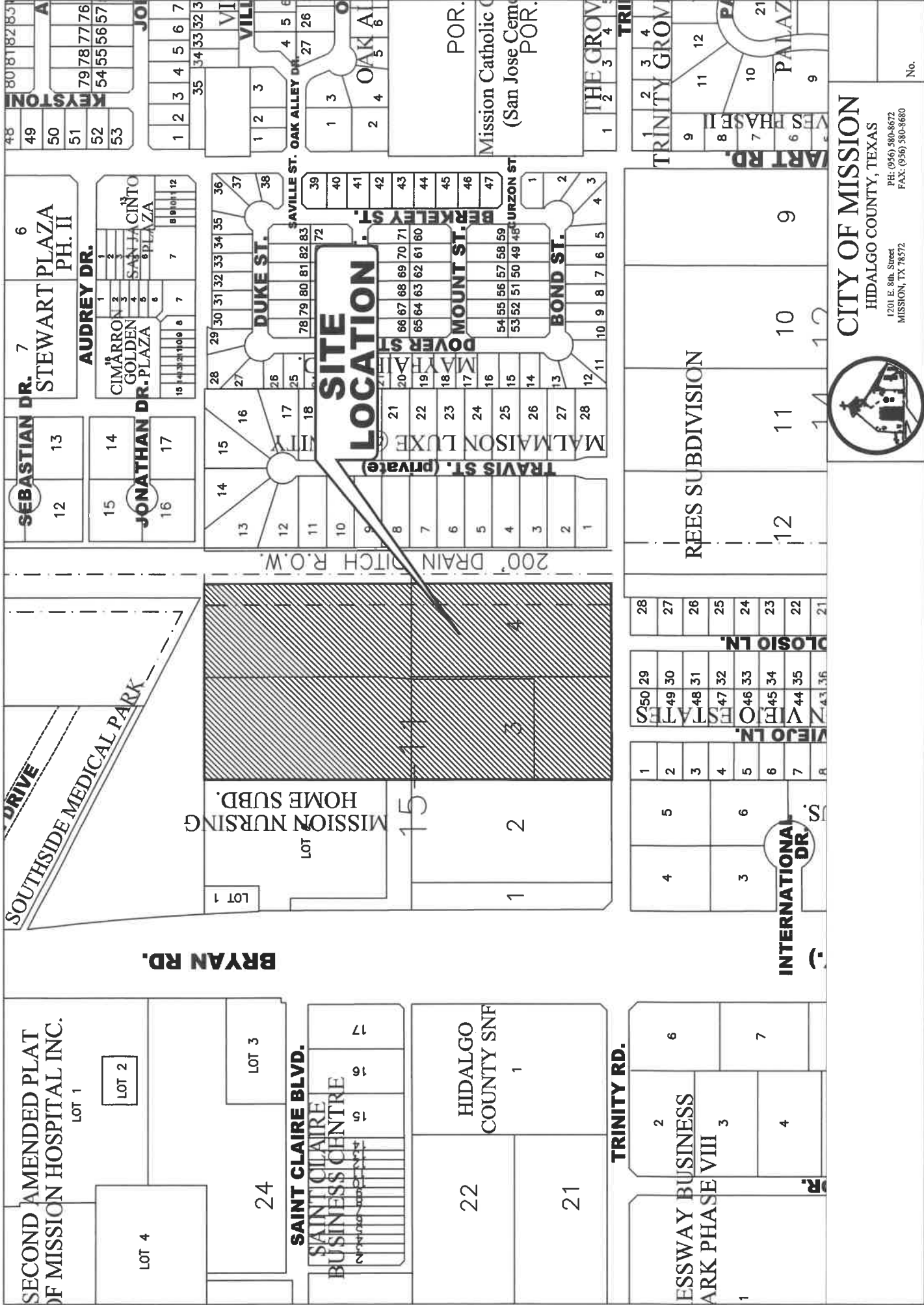
N: Vacant  
E: Residential Subdivision  
W: Vacant & Commercial  
S: Residential Subdivision  
Site: Vacant

**FLUM:**

General Commercial (GC)

**REVIEW COMMENTS:** The applicant is requesting that the 19.00-acre tract of land be rezoned to Single Family Residential (R-1). He is proposing a 74 single family lot subdivision. The predominant land use in this area is long standing Large Lot Single Family (R-1A), however is not uncommon to see residential in this area. The Future Land Use Map reflects General Commercial (GC). Rezoning the site R-1 will not have a detrimental effect to the surrounding Single-Family neighborhoods.

**RECOMMENDATION:** Staff recommends approval.



**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**

**TRINITY RD.**

**BRYAN ROAD**

B2643-01-000-0001-01 ( 550316)  
EAST LOT EXPRESSWAY 83 LLC  
PO BOX 4404  
MCALLEN TX 78502

R1600-00-000-0000-01 ( 268164)  
BRYAN ROAD LP  
3008 DAWN DRIVE STE 107  
GEORGE TOWN TX 78628

R1600-00-000-0000-02 ( 268165)  
PADDINGTON PROPERTY LLC  
3008 DAWN DRIVE NO 107  
GEORGETOWN TX 78628

R1600-00-000-0001-00 ( 268166)  
BRYAN ROAD LP  
3008 DAWN DRIVE STE 107  
GEORGE TOWN TX 78628

R1600-00-000-0004-10 ( 268169)  
HIDALGO COUNTY DRAINAGE DISTRICT NO. UNION DESIGN DEVELOPERS LP  
902 N DOOLITTLE RD  
EDINBURG TX 78542

R1600-00-000-0009-00 ( 268172)  
UNION DESIGN DEVELOPERS LP  
4314 S CONWAY AVE  
MISSION TX 78572

R1600-00-000-0012-00 ( 268174)  
HIDALGO CO DRAIN DIST #1  
902 N DOOLITTLE RD  
EDINBURG TX 78542

R1600-00-000-0013-10 ( 268176)  
HIDALGO COUNTY DRAINAGE DISTRICT NO. BRYAN ROAD BODY SHOP LLC  
902 N DOOLITTLE RD  
EDINBURG TX 78542

S5060-00-000-0001-00 ( 516727)  
BRYAN ROAD BODY SHOP LLC  
PO BOX 4404  
MCALLEN TX 78502

W0100-00-016-0011-01 ( 316612)  
RIVERA FERNADO III & GERARDO A  
MARIA D RIVERA  
118 N CONWAY AVE  
MISSION TX 78572

W0100-00-016-0011-05 ( 316614)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

W0100-00-016-0011-10 ( 316615)  
HIDALGO COUNTY DRAINAGE DISTRICT  
902 N DOOLITTLE RD  
EDINBURG TX 78542

M5258-00-000-0001-00 ( 604908)  
ALANIZ FELIPE & MAYRA HINOJOSA  
1300 VIEJO LANE  
MISSION TX 78572

M5258-00-000-0002-00 ( 604909)  
LEMUS ANGELITA  
1304 VIEJO LN  
MISSION TX 78572

M5258-00-000-0027-00 ( 604934)  
RAMIREZ ROSEMBER  
1303 COLOSIOS  
MISSION TX 78572

M5258-00-000-0028-00 ( 604935)  
ALMAGUER VICTOR M FUENTES  
1301 COLOSIO LN  
MISSION TX 78572

M5258-00-000-0029-00 ( 604936)  
SOLIS RICARDO JR & AMANDA ALVAREZ  
1300 COLOSIOS  
MISSION TX 78572

M5258-00-000-0030-00 ( 604937)  
CAMARA WILBERTH & ALEXZETH  
1302 COLOSIO LN  
MISSION TX 78572

M5258-00-000-0049-00 ( 604956)  
MARTINEZ MANUEL JAVIER  
2108 JAY AVE  
MCALLEN TX 78504

M5258-00-000-0050-00 ( 604957)  
ATILANO HILDA MENDEZ  
COLONIA RINCON DEL VALLE  
AVENIDA LAS PALMAS # 114 REYNOSA  
MEXICO

E8465-10-000-0005-00 ( 654450)  
RAIDER EYE LLC  
1519 E 6TH ST  
WESLACO TX 78596

M0619-00-000-0001-00 ( 715950)  
ZIADEH SENAN KHALIL  
1208 TRAVIS STREET  
MISSION TX 78572

M0619-00-000-0002-00 ( 715951)  
SERCAR CONSTRUCTION LLC  
2311 DORADO DR  
MISSION TX 78573-8506

M0619-00-000-0003-00 ( 715952)  
ANTU ARIANNA M & SERGIO D PENA  
125 E NYSSA AVE  
MCALLEN TX 78501

M0619-00-000-0004-00 ( 715953)  
ALANIS RICARDO GARCIA & NANCY D DE  
1202 TRAVIS ST  
MISSION TX 78572

M0619-00-000-0005-00 ( 715954)  
RODRIGUEZ ORLANDO & NICOLE LEE  
1200 TRAVIS ST  
MISSION TX 78572

M0619-00-000-0007-00 ( 715956)  
CONTRERAS OMAR & RUTCHEBETH  
5121 JASMINE CT  
MCALLEN TX 78501

M0619-00-000-0008-00 ( 715957)  
MARTINEZ JUAN ROSENDO  
1813 PECOS ST  
MISSION TX 78572

M0619-00-000-0009-00 ( 715958)  
SOLOMON GARY  
1501 S STEWART RD  
MISSION TX 78572

M0619-00-000-0010-00 ( 715959)  
SALINAS NORBERTO  
1008 TRAVIS ST  
MISSION TX 78572

M0619-00-000-0011-00 ( 715960)  
AGUAYO ALEJANDRO TREJO  
808 S SHARY RD STE 5-139  
MISSION TX 78572

M0619-00-000-0012-00 ( 715961)  
SANCHEZ ARTURO & BRIANNA SOOY  
2300 SOLERA DR  
MISSION TX 78572-7617

M0619-00-000-0013-00 ( 715962)  
RCDS INVESTMENTS LLC  
7724 S CAGE BLVD  
PHARR TX 78577

M0619-00-000-0014-00 ( 715963)  
MILLAL LLC  
809 SALDANA ST  
SAN ANTONIO TX 78225

R1600-00-000-0000-05 ( 728553)  
BRYAN ROAD LP  
3008 DAWN DRIVE STE 107  
GEORGE TOWN TX 78628

S6215-00-000-0000-00 ( 686798)  
HIDALGO CO DRAINAGE DIST #1  
902 N DOOLITTLE RD  
EDINBURG TX 78542

S6215-00-000-0014-00 ( 686774)  
MISSION TERRACE APARTMENTS LLC  
17460 I-35 N STE 430-406  
SCHERTZ TX 78154

B2643-01-000-0001-03 ( 730313)  
WEST LOT EXPRESSWAY 83 LLC  
PO BOX 4404  
MCALLEN TX 78502

M5155-00-000-0002-02 ( 795507)  
MISSION REAL ESTATE INVESTMENT IN  
PO BOX 56607  
ATLANTA GA 30343