

**ITEM# 1.2**

**REZONING:**

A 1.020-acre tract of land,  
more or less, being all the existing  
70-foot strip of United Irrigation  
District Canal Right-of-Way between  
Lot 40 and 41, Bell-Woods Company's  
Subdivision "C"  
AO-I to R-2  
DS3 Development  
Dina Salinas

**REVIEW DATA**

The subject site is located approximately 579' East of N. Trospen Road between Lots 40 and 41 of Bell-Woods Company's Subdivision "C".

**SURROUNDING ZONES:**

N:	AO-I	- Agricultural Open Interim
E:	R-2	- Duplex – Fourplex Residential
W:	R-2	- Duplex – Fourplex Residential
S:	AO-I	- Agricultural Open Interim

**EXISTING LAND USES:**

N:	Vacant
E:	Vacant
W:	Vacant
S:	Vacant
Site:	Vacant

**FLUM:**

Low Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However it complies with the fairly new existing surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 9 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends Approval.

ANA LANDING SUBD. AZALEA ST.

23  
24 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34

BELL-WOODS  
SUBD. "D"

48

47 STREET

5 4 3 2 1  
6 7 8 9 10  
CHERIL RD

JESSAN SUBD.

ESCOBAR / RIOS  
ELEMENTARY SCHOOL

30-4

N. TROSPER RD.

31-5

BELL-WOODS CO.S SUBD. "C"

40

41

AMBER GROVE

PALMER RD.

GILBERTO GUTIERREZ

THOMPSON RD.

OJEDA

SITRD

PA SITE LOCATION T.E.T.J.  
MISSION CITY LIMITS

31-6 HUMAN SERV.

TEXAS DEPT.

N. CONWAY AVE.

IHOP ON  
CONWAY

LEAL ACRES

31



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

DATE:10-04-24

No.

ANA LANDING MAG SUBD. AZALEA ST.

23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
24																							
25																							

BELL-WOODS SUBD. "D"

48 47 STREET

5	4	3	2	1
6	7	8	9	10

JESSAN SUBD.

30-4

ESCOBAR / RIOS ELEMENTARY SCHOOL

N. TROSPER RD.

31-5

41

AMBER GROVE

BELL-WOODS CO.S SUBD. "C"

40

PALMER RD.

39

GILBERTO GUTIERREZ

THOMPSON RD.

OJEDA

SITRN

38

31-6 TEXAS DEPT. HUMAN SERV.

PAT T.E.T.J. SITE LOCATION

MISSION CITY LIMITS

33

34

35

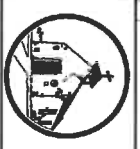
IHOP ON CONWAY

31

LEAL ACRES

N. CONWAY AVE.

# 200' RADIUS MAILOUT MAP



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 PLANNING DEPARTMENT  
 1201 E. 8th Street  
 MISSION, TX 78572

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DATE:10-04-24

No.

**LOCATION  
SITE**

**N. TROSPER RD.**

**PALMER RD.**



B2225-00-00C-0039-10 ( 123522)  
DS 3 DEVELOPMENT LLC  
3608 COMPTON DR  
MISSION TX 78573

B2225-00-00C-0040-00 ( 123523)  
DS 3 DEVELOPMENT LLC  
3608 COMPTON DR  
MISSION TX 78573

B2225-00-00C-0041-00 ( 123524)  
DS 3 DEVELOPMENT LLC  
3608 COMPTON DR  
MISSION TX 78573

A4149-00-000-0005-00 ( 1559721)  
AMISON MARGARET J & RICHARD D  
919 SURFRIDGE DR  
HEBRON KY 41048

A4149-00-000-0006-00 ( 1559722)  
BAZAN JOSEPH ROMEO  
702 PALMER RD  
MISSION TX 78573

A4149-00-000-0007-00 ( 1559723)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504

A4149-00-000-0008-00 ( 1559724)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504

A4149-00-000-0009-00 ( 1559725)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504

W0100-00-030-0005-00 ( 317359)  
HIDALGO CO IRR DIST #14  
PO BOX 687  
MISSION TX 78573