

ITEM# 1.2

REZONING:

All of Lot 7, Block 91,
Mission Original Townsite
R-1 to C-3
BDSO, LLC

REVIEW DATA

The subject site is located approximately at the Northwest corner of Doherty Avenue and E. Rafael Ramirez St.. – see vicinity map.

SURROUNDING ZONES:

N:	R-1	- Single Family Residential
E:	R-1	- Single Family Residential
W:	C-3	- General Business
S:	R-1	- Single Family Residential

EXISTING LAND USES:

N:	Single Family Home
E:	Single Family Home
W:	Commercial Building
S:	Single Family Home
Site:	Commercial Building

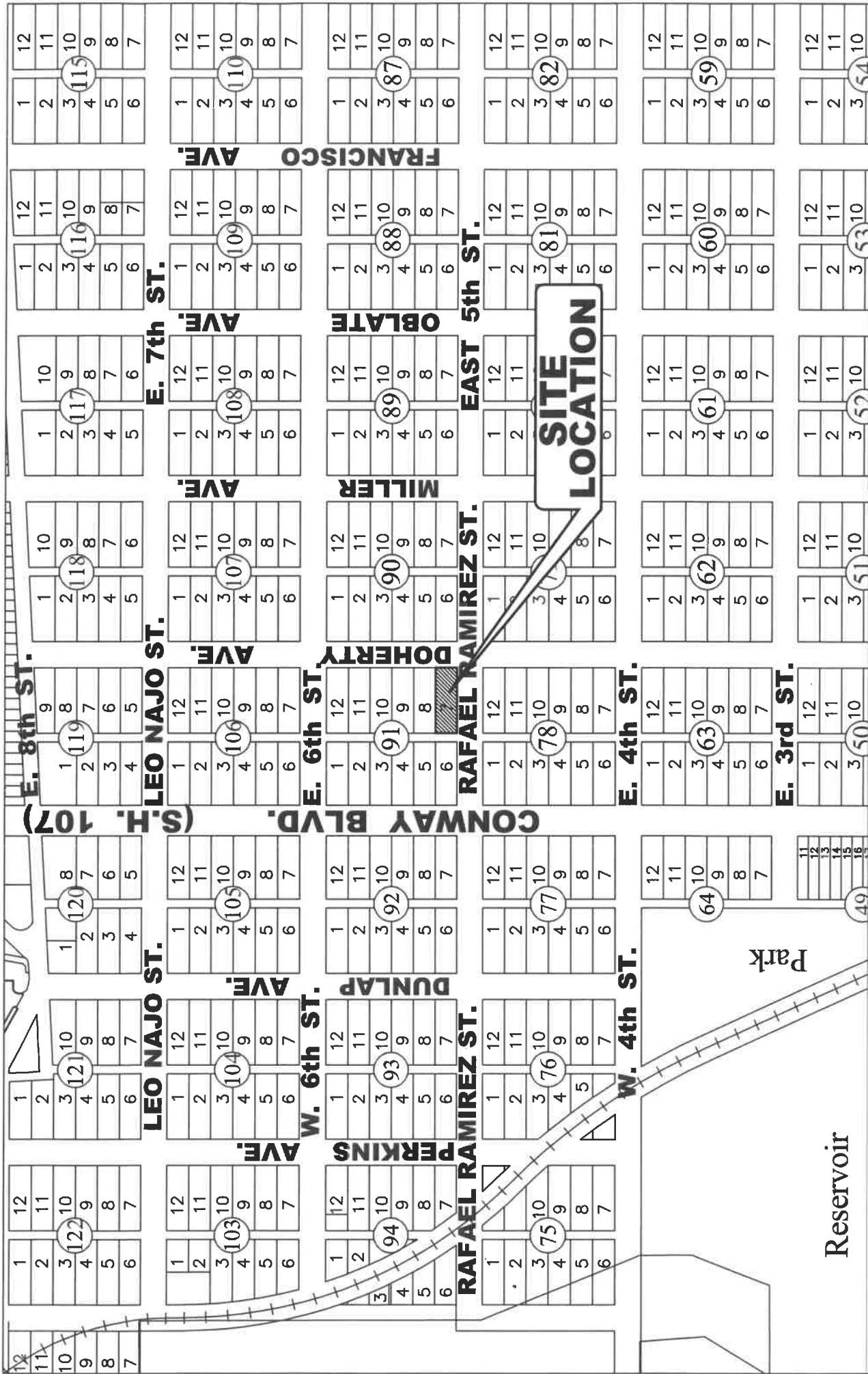
FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: In the latter part of 2006 the city initiated a series of mass rezoning's for different areas within Mission Original Townsite. They were rezoned Light Industrial, General Commercial, Neighborhood Commercial, Duplex-Fourplex Residential and were changed to Single Family Residential. The purpose of these requests was to address intensifying concerns from Mission citizens regarding their surrounding land uses (multiple apartments being built within the downtown area). Staff notes that there is an existing building on this property that has been used as a warehouse for Barrera's Supply Company since the 1950's, according to the appraisal district records. A C-3 use should not be detrimental to the adjoining residential area since they have become accustomed to a non-residential use. Finally, the ultimate and best use for this structure is commercial and not residential.

P&Z has approved three similar requests in Mission Original Townsite for Lot 6, Block 79, on December 12, 2007, Lots 5 & 6, Block 112, on March 14, 2007, and Lot 6, Block 75 on July 26, 2021 for basically the same reason, i.e., previous business use. Staff mailed 27 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.



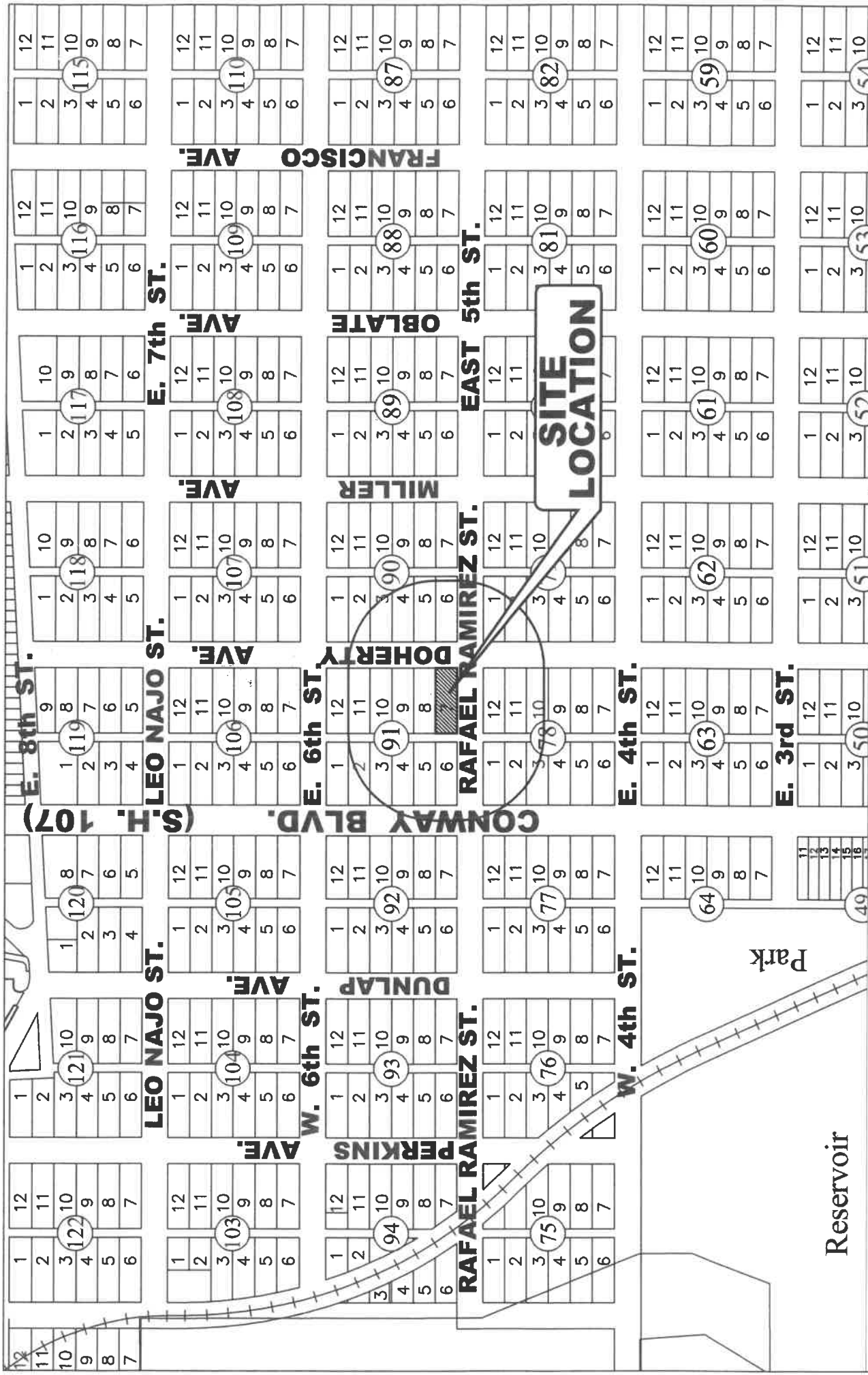
**SITE
LOCATION**



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78772
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



200' RADIUS MAILOUT MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-6680

No. _____

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6

12	11	10	9	8	7
1	2	3	4	5	6



DOHERTY AVE.

RAFAEL RAMIREZ (E. 5TH ST.)

**SITE
LOCATION**

N. CONWAY AVE. (S.H. 107)



Barrera's Supply Co., Inc. 500 N. Conway in foreground
501 Doherty building on East side of alley EAST
in the background

The curved top of the roof was developed by Mr. George Noser (Noser Construction) and used by many Valley warehouses to allow for internal space with NO SUPPORTS



Looking north on Doherty at the corner with 5th Street, aka (Rafael Ramirez).
Several Commercial businesses (buildings) can be seen on the East side of the street (Doherty):
a former Theater, restaurant, meat market, parking for El Mesias Methodist Church

501 Doherty Bldg (below) has belonged to the Olivarez (Barrera) family for over 60-years either under the name of Barrera's Supply Co., BSCI (aka) Barrera's Supply Co., Inc., Southern Area Enterprises or most recently BDSOLLC.



501 Doherty building on the right (East side of alley) Building built circa 1957 by Noser Construction and has been in use as a storage facility for overflow inventory for BSCI. For a period of time, the vehicles used by BSCI have been stored (parked) in the car port visible in the center of the photo.



Fenced in home on the northeast corner once belonged to Mission City Mayor Rafael Ramirez.

PROPERTY 239311 R 11/20/2004 **OWNER ID** 1137481 **BDSO LLC**
Address MISSION ORIGINAL TOWNSITE LOT 7 BLK 91 **MISSION, TX 78572-5356-00**
OWNERSHIP 100.00%
Ref ID: R239311
Ref ID: 254838
200-00-091-0007-00

US DOHERTY AVE TX **APPR VAL METHOD:** ARB **EXEMPTIONS**
IMPROVEMENTS 22,465
LAND MARKET + 75,000
MARKET VALUE = 97,465
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 97,465
CAP LOSS - 0
ASSESSED VALUE = 97,465

GENERAL
ILITIES AL LAST APPR. Q4
POGRAPHY LV LAST APPR. YR 2024
AD ACCESS PCG LAST INSP. DATE 03/20/2024
NING CO NEXT INSP. DATE
ILDER
XT REASON
MARKS (2022) NEW CPT (2016) ADJ DEPR; ALLW: COND
 (2013) N/C; COM: BDLG IN BAD
 SHAPE; PROPERTY VACANT (2011) ADJ CL
 2011; COM: BUILDING IN BAD SHAPE; PROPERTY

BUILDING PERMITS
SUBJECT PERMIT TYPE PERMIT AREA ST PERMIT VAL
LE DT PRICE GRANTOR DEED INFO
 /22/2018 ***** OLIVAREZ BENJAMI WD 2959479
 /23/1988 ***** BARRERA SUPPLY C CONV / 2654 / 280

JOB	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
WHS	WAREHOUSE	100/CLW	4,000.0	22.92	1	1950	1950	*	91,680	60%	0%	0%	0%	100%	0.60	55,008
CPT	CARPOR	%CLW	950.0	8.35	1	1950	1950	*	7,933	60%	0%	0%	0%	100%	0.60	4,760
ASP1	ASPHALT 1	%CLW	1,550.0	1.45	1	1950	1950	*	2,248	40%	0%	0%	0%	100%	0.40	899
CPT	CARPOR	%CLW	310.0	8.35	1	1950	1950	*	2,589	60%	0%	0%	0%	100%	0.60	1,553
COMMERCIAL		STCD: F1	6,810.0						104,450							62,220

IMPROVEMENT INFORMATION
IRR Acres: 0 **Capacity:** 0
MKT VAL **AG APPLY** **AG TABLE** **AG UNIT PRC** **AG VALUE**
 75,000 75,000 0.00 0

LAND INFORMATION
UNIT PRICE 10.00 **GROSS VALUE** 75,000 **IRR Wells:** 0
DIMENSIONS 7,500.0000 SQ **ADJ MASS ADJ VAL SRC** 1.00 A
VAL SRC 75,000

IMPROVEMENT FEATURES
 Construction Style 1 COM 0
 Foundation 1 SLB 0
 Exterior Wall 1 BRKV 0
 Interior Finish 1 PNT 0
 Roof Style 1 FLT 0
 Roof Covering 1 T&G 0
 Heating/Cooling 1 MINUS 0
 Flooring 1 CON 0
 Ceiling 1 16 0
 Plumbing 1 2 0

LAND INFORMATION
CLAS 100.00% **NBHD:** M520000 **SC HS** 100.00%
TABLE SMS8TWNCF1 **METH** SQ
IRR Wells: 0

JOB: M520000 **DESCRIPTION** BARRERA'S SUPPLY
LOT

Effective Date of Appraisal: January 1 **Date Printed:** 08/15/2024 09:15:33AM **by** sportillo
Page 1 of 1

M5200-00-078-0001-00 (239152)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-078-0002-00 (239153)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-078-0010-00 (239160)
ALANIZ MINERVA
415 DOHERTY AVE
MISSION TX 78572

M5200-00-078-0011-00 (239161)
TAMEZ SAN JUAN HERRERA
PO BOX 2252
MISSION TX 78573

M5200-00-078-0012-00 (239162)
LUCIO JOSE M III
112 E RAFAEL RAMIREZ ST
MISSION TX 78572

M5200-00-079-0001-00 (239163)
RAMIREZ ROGELIO EMILIO II
200 E 5TH ST
MISSION TX 78572

M5200-00-079-0002-00 (239164)
CASTILLO FRANCISCO & EVELIA
420 DOHERTY AVE
MISSION TX 78572

M5200-00-079-0003-00 (239165)
RAMIREZ LAURA YVA
AKA LAURA YVA RAMIREZ ARECHIGA
412 RIO GRANDE CIR
ALAMO TX 78516

M5200-00-090-0002-00 (239293)
MUNOZ JOSE EDUARDO
514 DOHERTY AVE
MISSION TX 78572

M5200-00-090-0003-00 (239294)
MUNOZ JOSE EDUARDO
514 DOHERTY AVE
MISSION TX 78572

M5200-00-090-0003-10 (239295)
MUNOZ JOSE EDUARDO
514 DOHERTY AVE
MISSION TX 78572

M5200-00-090-0003-11 (344592)
MUNOZ JOSE EDUARDO
514 DOHERTY AVE
MISSION TX 78572

M5200-00-090-0004-00 (239296)
MARTINEZ THELMA EDITH
510 DOHERTY AVE
MISSION TX 78572

M5200-00-090-0005-00 (239297)
LAND GRABBER LLC
550 W 3 MILE LINE
PALMHURST TX 78573

M5200-00-091-0001-00 (239304)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M5200-00-091-0002-00 (239305)
ALEMAN JUAN
1800 CHERIL RD
MISSION TX 78573

M5200-00-091-0002-10 (239306)
GONZALEZ MARIA YOLANDA N
1603 DOHERTY
MISSION TX 78572

M5200-00-091-0003-00 (239307)
LOPEZ ONESIMO & AURORA
1632 N BRYAN RD
MISSION TX 78572

M5200-00-091-0004-00 (239308)
FUENTES ALFREDO
650 MAIN ST
FORDS NJ 8863

M5200-00-091-0004-10 (239309)
CARDENAS ESMERALDA
405 RIO GRANDE DR
MISSION TX 78572

M5200-00-091-0005-00 (239310)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-091-0007-00 (239311)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-091-0008-00 (239312)
SILVA EUSEBIO (DECEASED)
EUGENIA P SILVA
503 DOHERTY AVE
MISSION TX 78572

M5200-00-091-0009-00 (239313)
OLIVAREZ ALVARO E ETAL
1013 N 23RD ST
MCALLEN TX 78501

M5200-00-091-0010-00 (239314)
GARCIA RICARDO HOMERO
1101 ASH DR
MISSION TX 78572

M5200-00-091-0011-00 (239315)
GARCIA OLGA
517 DOHERTY AVE
MISSION TX 78572

M5200-00-091-0012-00 (239316)
GARCIA RICARDO H
1101 ASH DR
MISSION TX 78572