

ITEM# 1.3

REZONING: All of Lot 6, Block 75,
Original Townsite of Mission
C-2 to R-2
Ramiro Villegas,
ROI ONE, LLC

REVIEW DATA

The subject site is located near the northeast corner of N. Cummings and West 4th Street.

SURROUNDING ZONES:

N:	R-1	- Single Family Residential
E:	R-1	- Single Family Residential
W:	P	- Public
S:	AO-P	- Agricultural Open Permanent

EXISTING LAND USES:

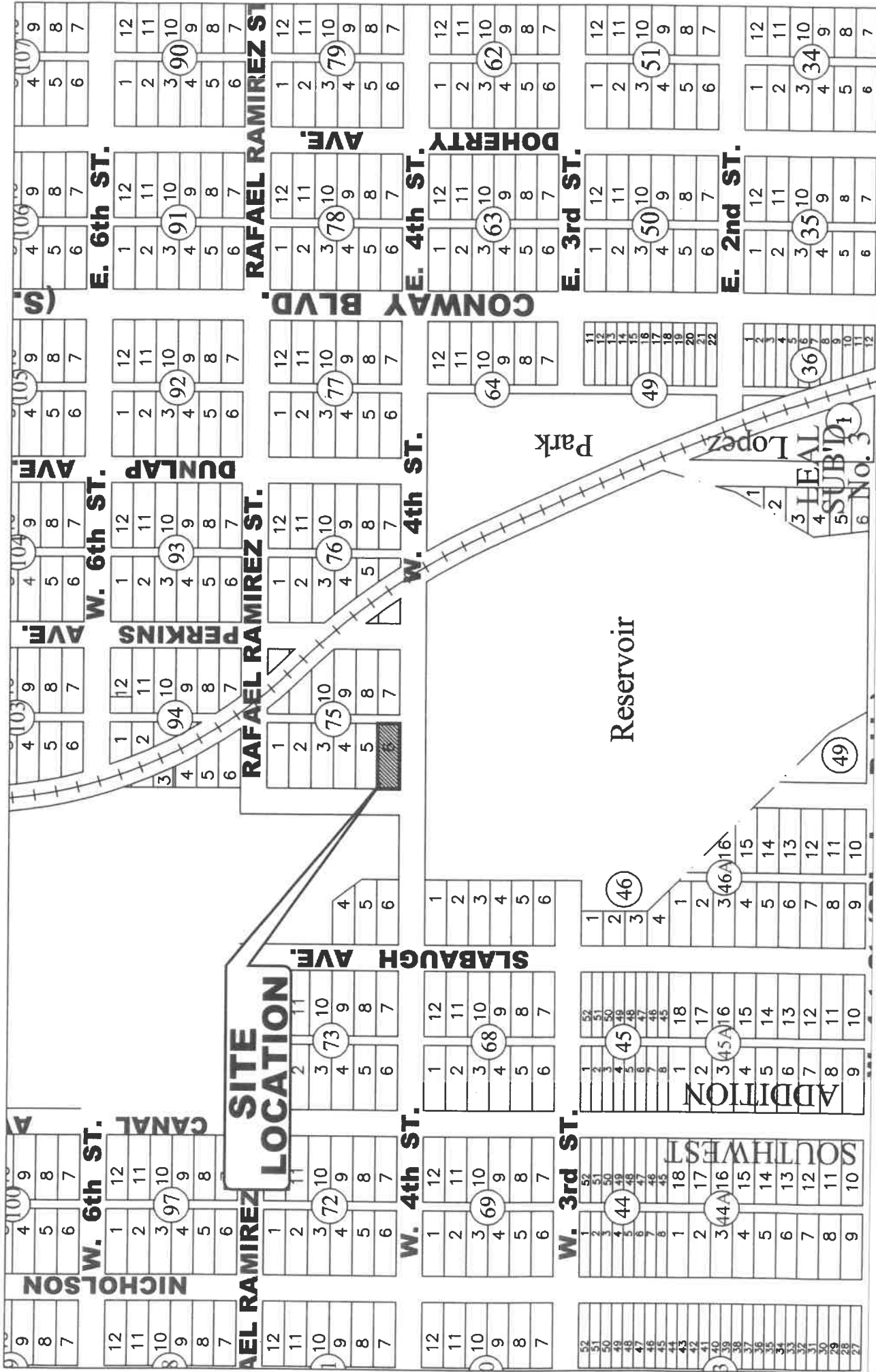
N:	House
E:	House
W:	Vacant
S:	Vacant
Site:	Commercial Building

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 the Mission Original Townsite and they were rezoned from Light Industrial, General Commercial, Neighborhood Commercial, Duplex-Fourplex Residential to Single Family Residential. The purpose of those rezonings was to address the concerns from Mission residents regarding duplex-fourplexes being built within the downtown area. Staff notes that the site has had a commercial building since the 1974, according to the appraisal district records.

The proposed zone does not comply with the City's Future Land Use Map nor land uses. However, the proposed zone would be a down zone from the current neighborhood commercial zone. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 13 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 78572
 PH: (956) 580-4672
 FAX: (956) 580-8680

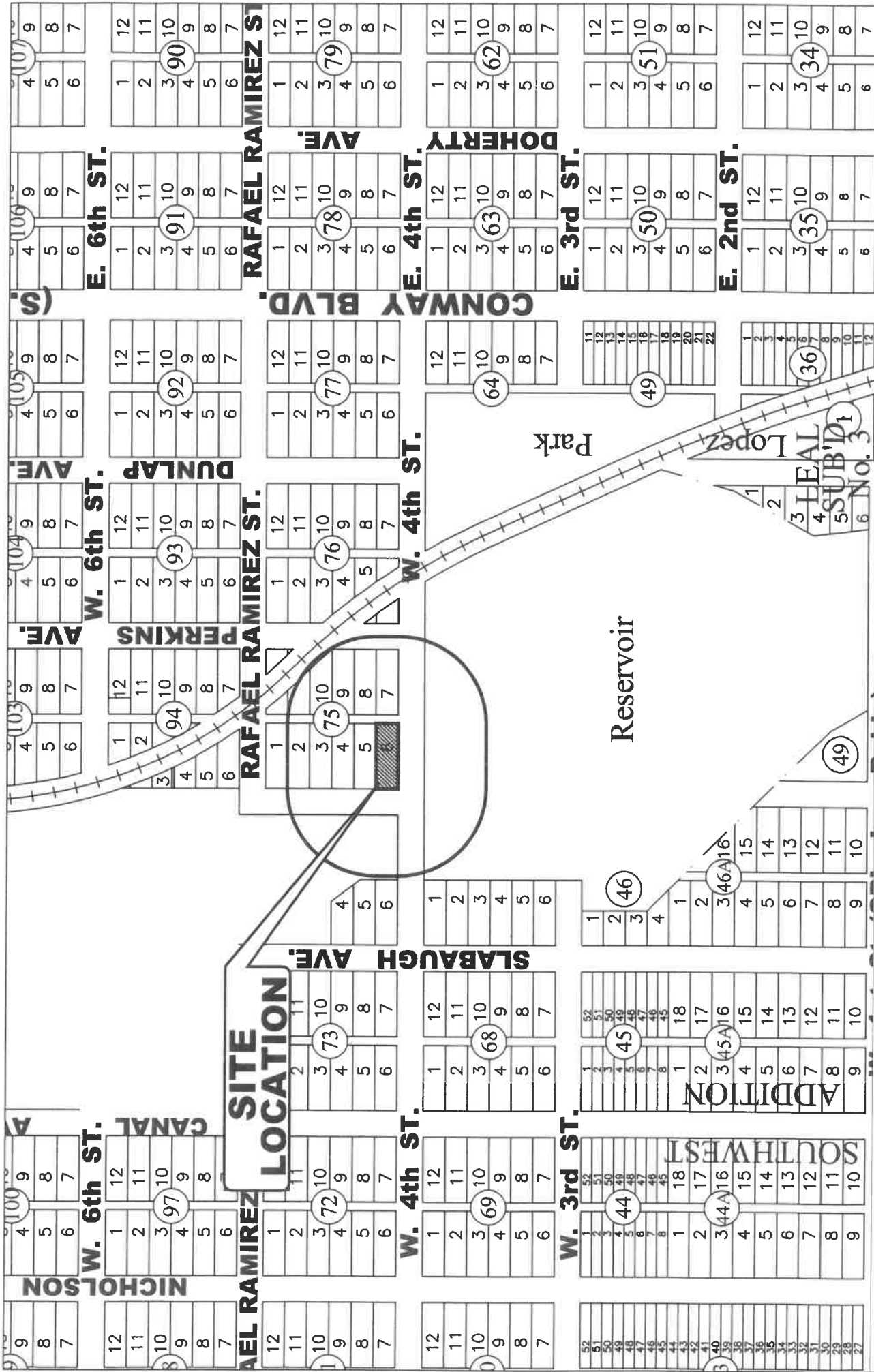
SITE LOCATION MAP

No.



**SITE
LOCATION**

W. 4TH ST.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-6680

200' RADIUS MAILOUT MAP

No.

M5200-00-066-0001-00 (591551)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M5200-00-075-0001-00 (239115)
GARCIA JOANNA GRISELDA OROZCO
313 W RAFAEL RAMIREZ
MISSION TX 78572

M5200-00-075-0002-00 (239116)
SYGMA HOMES LLC
315 N SHARY RD STE 1001
MISSION TX 78572

M5200-00-075-0003-00 (239117)
GONZALEZ ROBERTO
1714 N BRYAN RD
MISSION TX 78572

M5200-00-075-0003-10 (239118)
GONZALEZ ROBERTO
1714 N BRYAN RD
MISSION TX 78572

M5200-00-075-0004-00 (239119)
REYNA JOSE ROBERTO JR
2320 CRIMSON AVE
MISSION TX 78574

M5200-00-075-0005-00 (239120)
RAZO BRENDA JASMIN
404 N CUMMINGS AVE
MISSION TX 78572

M5200-00-075-0006-00 (239121)
ROI ONE LLC
315 N SHARY RD STE 1028
MISSION TX 78572

M5200-00-075-0007-00 (239122)
HERNANDEZ NELIDA ALANIS & ADOLFC
300 W 4TH ST
MISSION TX 78572

M5200-00-075-0008-00 (239123)
GUZMAN LINDA
PO BOX 121
MISSION TX 78573

M5200-00-075-0009-00 (239124)
LUCIO DANIEL JR & SANDRA R
2019 E 27TH ST
MISSION TX 78574

M5200-00-075-0010-00 (239125)
TREJO ALFREDO
2636 EASY ST
EDINBURG TX 78539

M5200-00-075-0012-00 (239126)
DE LA CRUZ SONIA CELENE
9406 CARMEN AVILA RD
EDINBURG TX 78542