

ITEM# 1.2

REZONING:

Being a 5.39 gross acre tract of land,
more or less, consisting of all of the
South 342.50' out of Lot 38,
Bell-Woods CO.'s Subdivision "C"
AO-I to R-2
Raymundo Platas

REVIEW DATA

The subject site is located approximately 640' North of W. Mile 2 Road on the West side of N. Compton Road. – see vicinity map.

SURROUNDING ZONES:

N:	AO-I	- Agricultural Open Interim
E:	AO-I	- Agricultural Open Interim
W:	AO-I	- Agricultural Open Interim
S:	AO-I	- Agricultural Open Interim

EXISTING LAND USES:

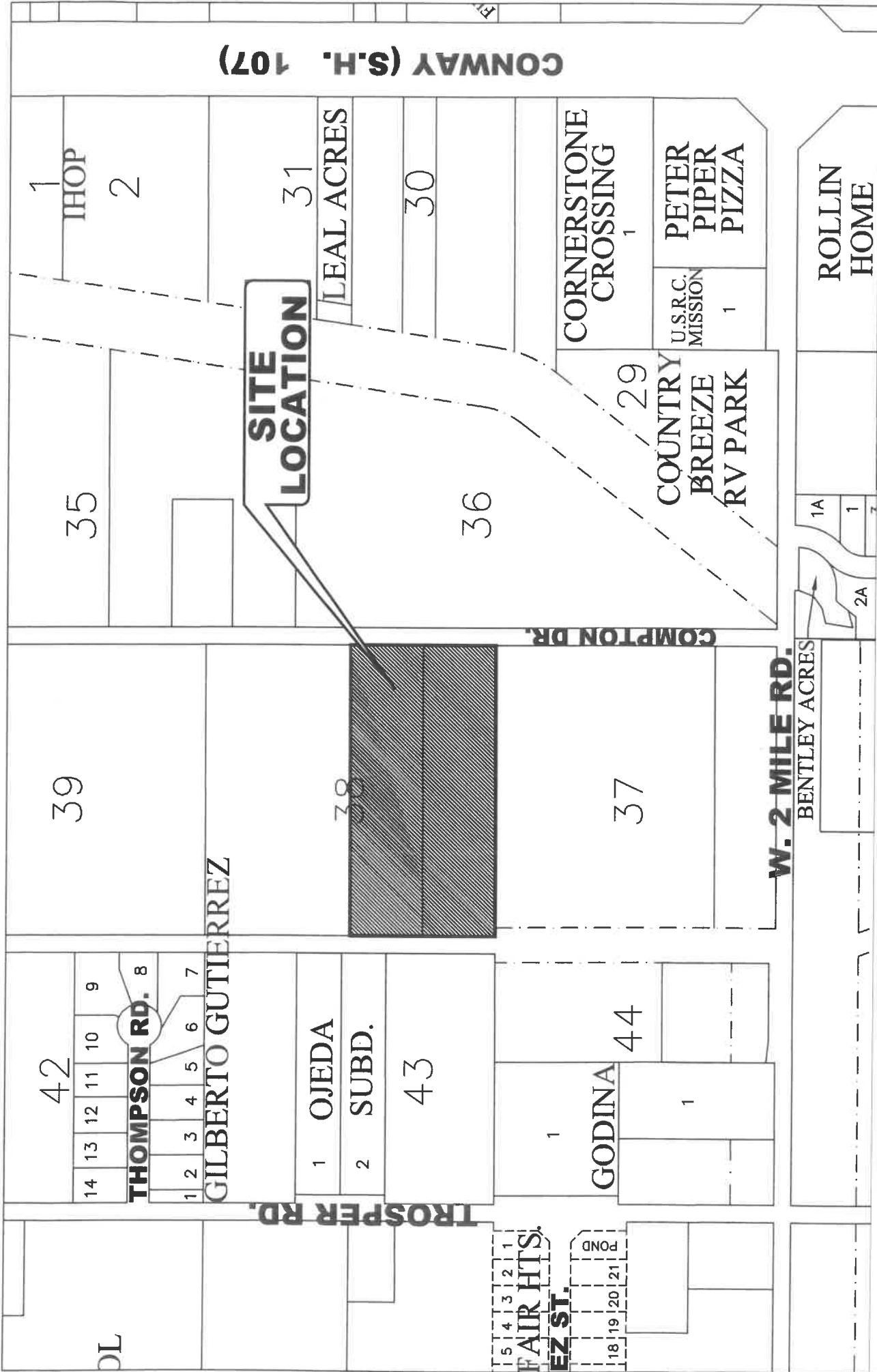
N:	Vacant
E:	Vacant
W:	Vacant
S:	Vacant
Site:	Vacant

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 land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. The City Council has approved other rezoning's for Duplex-Fourplex in this area and off of Troser Road. Staff mailed 10 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

SITE LOCATION MAP



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

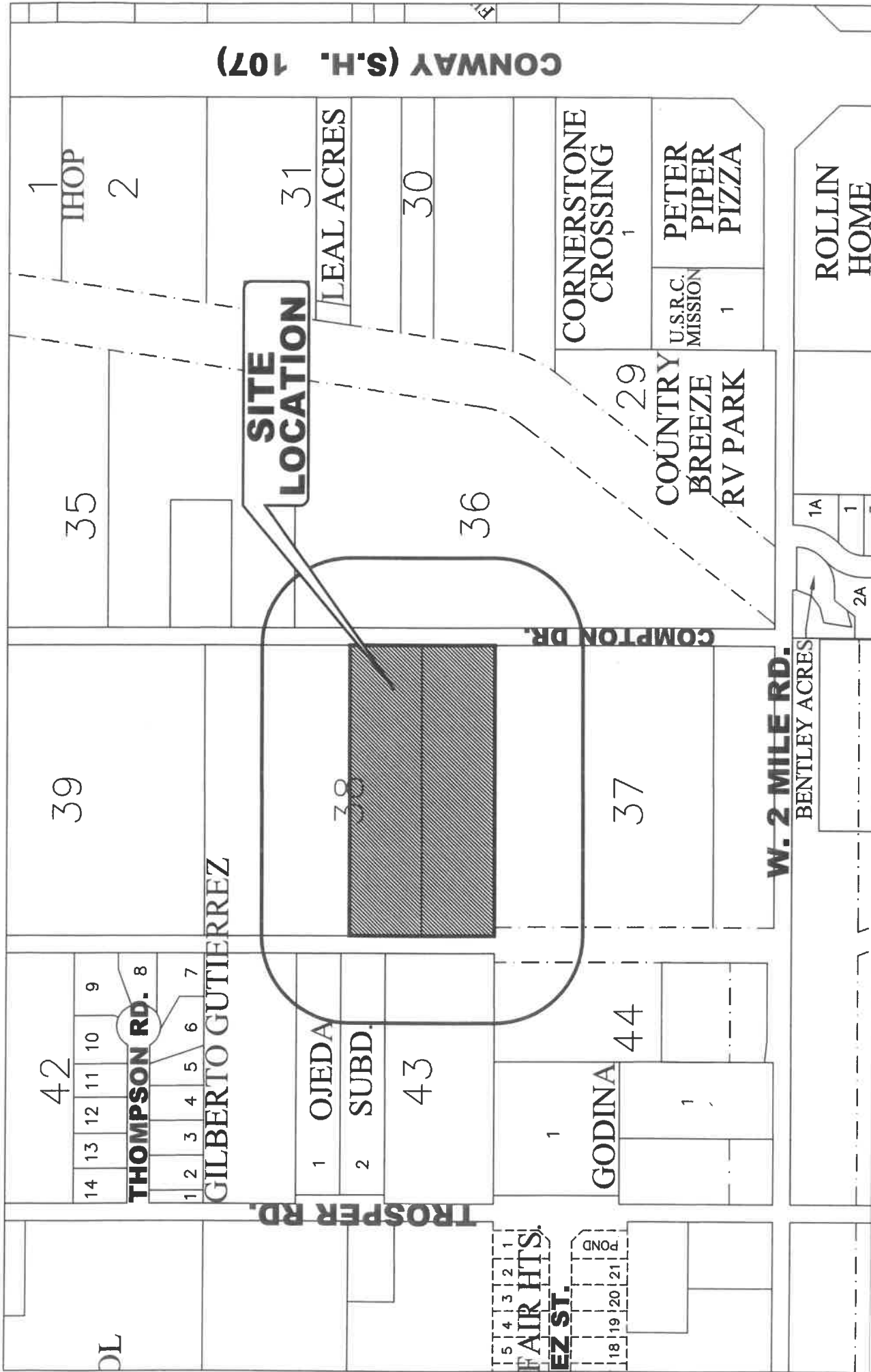
No.

**SITE
LOCATION**

COMPTON DR.

W. 2 MILE RD.





CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8680

200' RADIUS MAILOUT MAP

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)

dsalinas@salinasengineering.com
 TELPS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

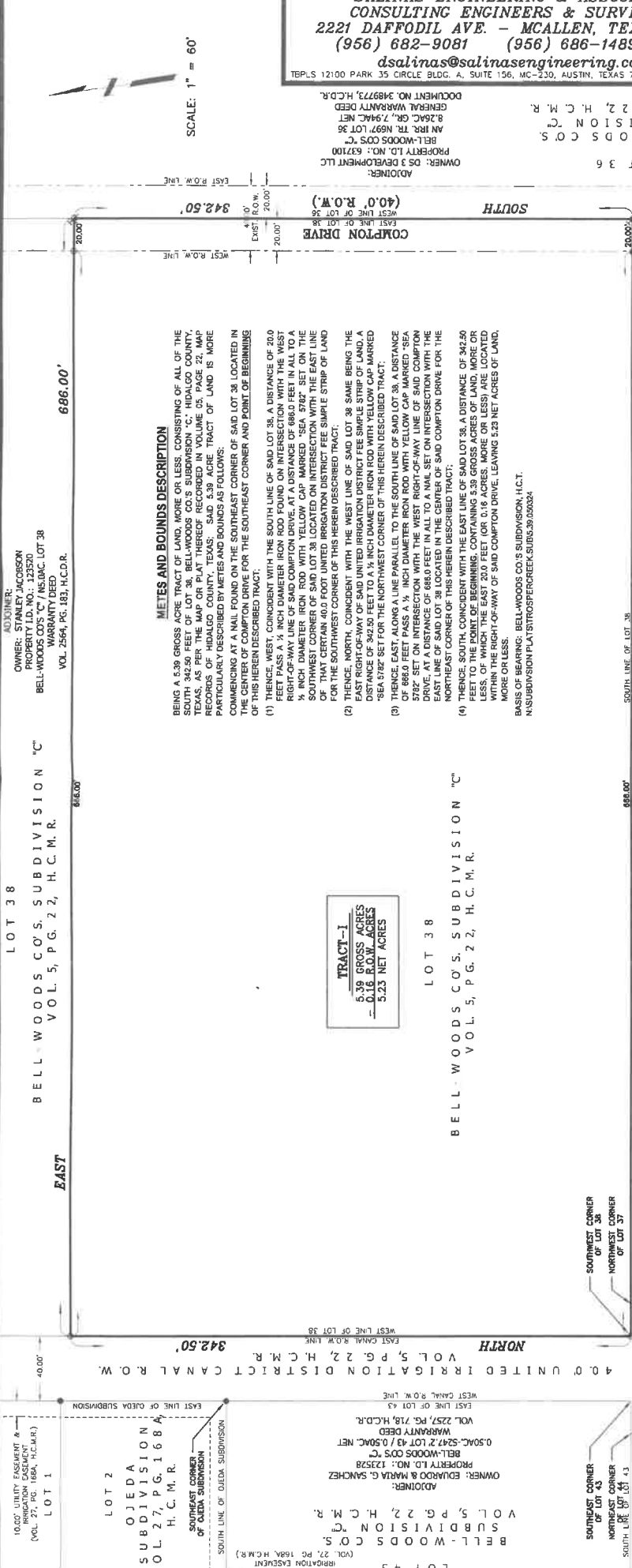
ADJOINER:
 OWNER: DS 3 DEVELOPMENT LLC
 PROPERTY I.D. NO.: 637100
 BELL WOODS CO. S. SUBDIVISION "C"
 AN IRREG. TR. 0697' LOT 38
 2.56AC. GR. 7.94AC. NET
 GENERAL WARRANTY DEED
 DOCUMENT NO. 3489773, H.C.M.R.

BELL WOODS CO. S. SUBDIVISION "C"
 V O L 5, P G 2 2, H C M R

LEGEND

- FOUND 1/2" IRON ROD
- FOUND NAIL
- SEE 1/2" IRON ROD WITH YELLOW CAP MARKED "584 5782"
- SET NAIL
- RIGHT OF WAY
- BOUNDARY
- P.O.C. POINT OF COMMENCEMENT
- FOUR CORNER
- RECORDED RECORDS
- H.C.M.R. HIDALGO COUNTY OFFICIAL RECORDS
- RECUR. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 60'



METES AND BOUNDS DESCRIPTION
 BEING A 5.39 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 342.50 FEET OF LOT 38, BELLWOODS CO. S. SUBDIVISION "C", HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.39 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 38 LOCATED IN THE CENTER OF COMPTON DRIVE FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:
 (1) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 38, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING OF A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "584 5782" SET ON THE SOUTHWEST CORNER OF SAID LOT 38 LOCATED ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN 40.0 FOOT UNITED IRRIGATION DISTRICT FEE SIMPLE STRIP OF LAND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (2) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 38 SAME BEING THE EAST RIGHT-OF-WAY OF SAID UNITED IRRIGATION DISTRICT FEE SIMPLE STRIP OF LAND, A DISTANCE OF 342.50 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "584 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 684.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "584 5782" SET FOR THE NORTHWEST CORNER OF SAID LOT 38, A DISTANCE OF 684.0 FEET TO THE POINT OF BEGINNING OF A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "584 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (4) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 38, A DISTANCE OF 342.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.39 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.16 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID COMPTON DRIVE, LEAVING 5.23 NET ACRES OF LAND, MORE OR LESS.

TRACT-1
 5.39 GROSS ACRES
 - 0.16 R.O.W. ACRES
 = 5.23 NET ACRES

LOT 38
 BELLWOODS CO. S. SUBDIVISION "C"
 VOL. 5, P.G. 22, H.C.M.R.

P.O.C./P.O.B.
 S.E.C. CORNER
 OF LOT 37

ADJOINER:
 OWNER: DIANA SALINAS-VALDEZ
 PROPERTY I.D. NO.: 123518
 BELLWOODS CO. S. / LOT 37
 SUBDIVISION "C"
 VOL. 5, P.G. 22, H.C.M.R.
 DOCUMENT NO. 3395418, H.C.D.R.

LOT 37

686.00'

686.00'

WEST

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at _____ in _____, Texas, described as follows: BEING A 5.39 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 342.50 FEET OF _____, Block _____, of _____, an addition to the City of Mission, Hidalgo Co., Texas, according to the plat recorded in Volume _____ of the _____ Map _____ Records of Hidalgo County, Texas, I further certify that this property lies in Zone _____ as per FIRM (Flood Insurance Rate Map) dated _____, Community Panel No. _____.

SEE METES AND BOUNDS DESCRIPTION
 BELLWOODS CO. S. SUBDIVISION "C"
 AN ADDITION TO THE CITY OF MISSION
 5, Page 22, of the _____ MAP _____ Records of
 Hidalgo County, Texas, as per FIRM (Flood
 Insurance Rate Map) dated _____, Community Panel No. _____.



DRN. BY _____
 MAY 06, 2024
 DATE _____
 SP-24-26115B
 JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

GENERAL PLAT NOTES:
 1. Bearing Basis: Bell-Woods Co.'s Subdivision "C", An Addition to the City of Mission, Hidalgo County, Texas.
 2. The research of any assessments is not within the scope of this boundary/improvement survey. Any assessment shown herein is based directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. There are no discrepancies, conflicts, encroachments or shortages in area, encroachments or any other matters which affect the boundaries, easements, or other interests shown hereon.
 4. The surveyor has made no attempt to locate, define, identify, or show any other easements, encroachments, or other environmentally sensitive areas on the tract of land shown hereon. Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
 5. The surveyor has made no attempt to locate or define archaeological sites, historical sites or other features of archaeological or historical interest on the tract of land shown hereon.
 6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor assigned any value to any mineral interests in the tract of land shown hereon.
 7. This is a plat of record and does not constitute a deed or any other instrument of conveyance.
 8. If this survey does not bear an original seal and signature it is INVALID as per Section 663.46 and Section 663.19 of the "The Professional Land Surveying Practice Act" and Section 5282c, Vernon's Texas Civil Statutes.

B2225-00-00C-0035-40 (123515)
JACOBSON STANLEY & MARINA
1505 DOHERTY AVE
MISSION TX 78572

B2225-00-00C-0037-20 (123518)
SALINAS-VALDEZ DINA
3608 COMPTON DR
MISSION TX 78573

B2225-00-00C-0038-00 (123519)
JIMENEZ HUMBERTO & FERNANDO
3112 HAWK AVE
MCALLEN TX 78504

B2225-00-00C-0038-10 (123520)
JACOBSON STANLEY
1505 DOHERTY AVE
MISSION TX 78572

B2225-00-00C-0043-05 (123529)
GONZALEZ JOSE LUIS
717 TIERRA LINDA CIR E
MISSION TX 78572

B2225-00-00C-0043-09 (502540)
SANCHEZ EDUARDO & MARIA G
3406 N TROSPER RD
MISSION TX 78573

O2000-00-000-0001-00 (513179)
OJEDA RAFAEL
3418 N TROSPER RD
MISSION TX 78573

O2000-00-000-0002-00 (513180)
TOBIAS FERNANDO GABRIEL & LAURA
513 RAMIREZ LN
MISSION TX 78573

B2225-00-00C-0036-12 (637100)
DS 3 DEVELOPMENT LLC
3608 COMPTON DR
MISSION TX 78573

B2225-00-00C-0044-40 (815404)
NINO RAMIRO & SANDRA A
3300 N TROSPER RD
MISSION TX 78573