

ITEM# 1.4

REZONING:

A 14.65 acre tract of land, more or less,
Being a portion of the South 15.37 acres
of Lot 6-10, West Addition to Sharyland
R-1 to I-1
Victor Treviño

REVIEW DATA

The subject site is located at the Northwest corner of E. Military Road (FM1016) and S. Bryan Road.

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:

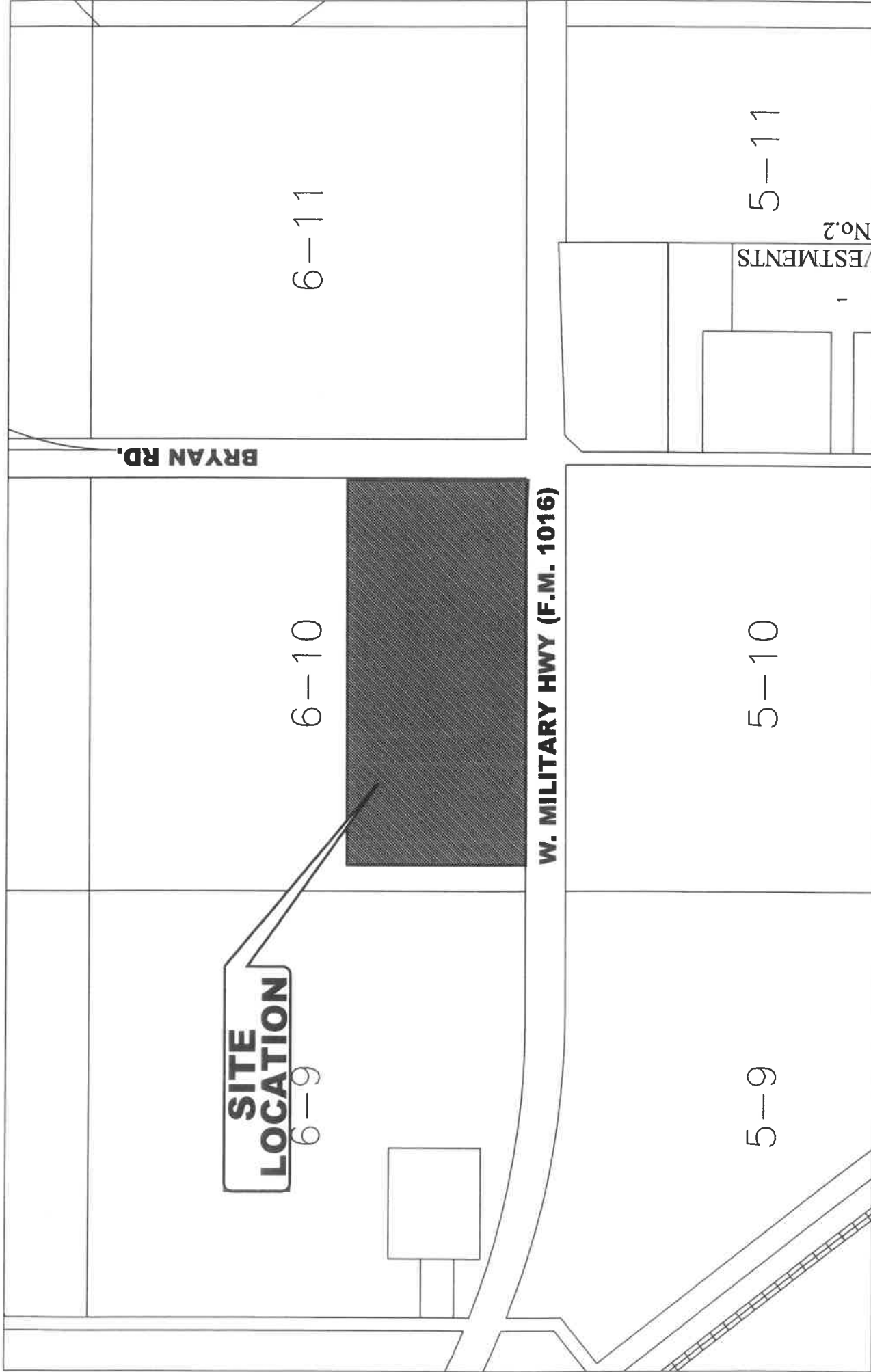
N:	Vacant
E:	Vacant
W:	Vacant
S:	Vacant
Site:	Vacant

FLUM:

General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with City's Future Land Use Map, and surrounding land uses. The Future Land Use Map can be amended to reflect the propose zone. Staff mailed 10 notices to property owners within a 200' radius of the site to solicit comments in favor or against the request. As of the date of this write-up, staff has not received any comments.

RECOMMENDATION: Staff is recommending approval.



**SITE
LOCATION**

6-9

6-10

6-11

W. MILITARY HWY (F.M. 1016)

5-9

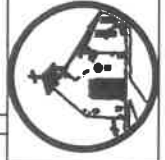
5-10

5-11

INVESTMENTS
No. 2

BRYAN RD.

SITE LOCATION MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 380-8680

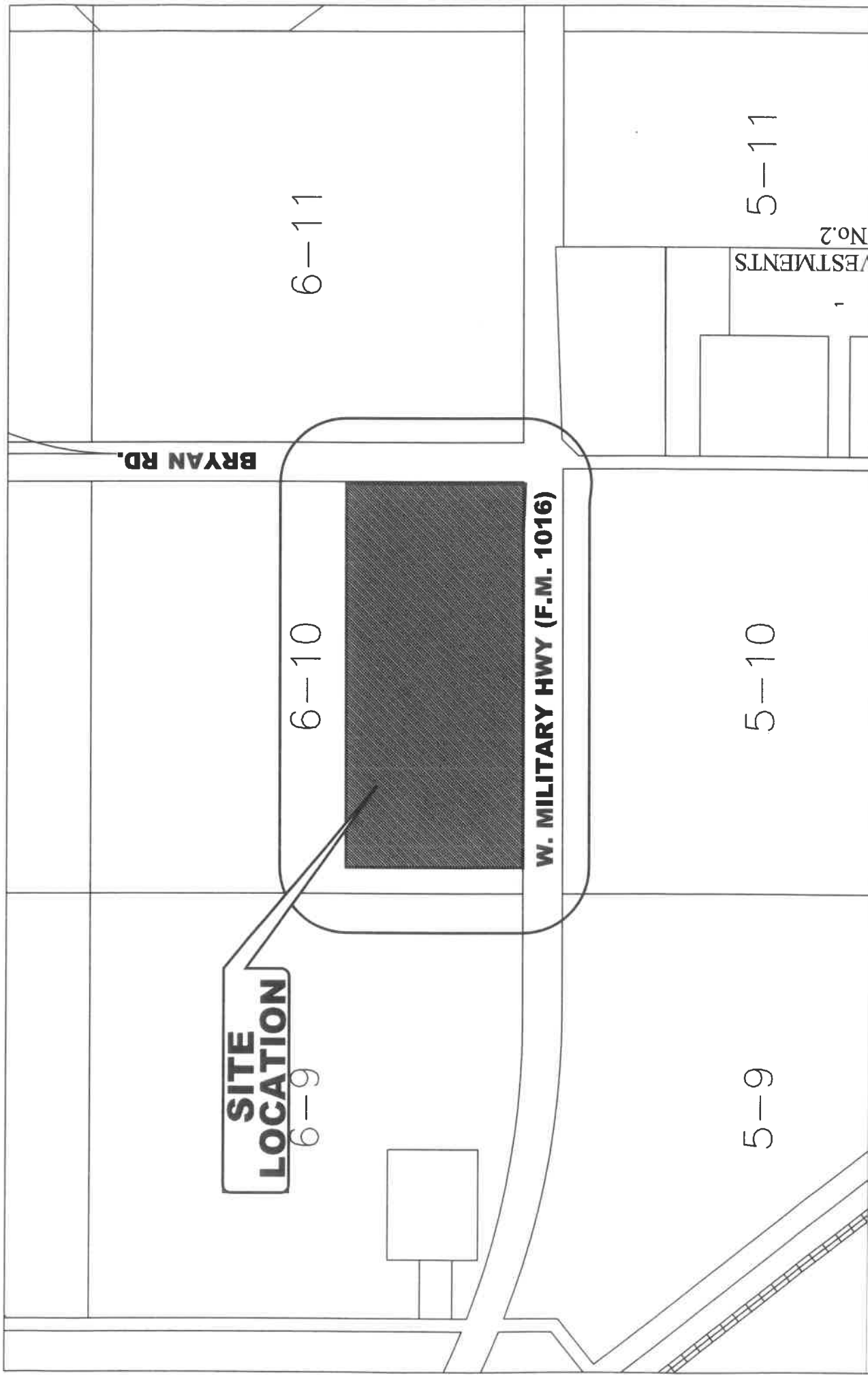
No.



BRYAN RD.

W. MILITARY HWY (F.M. 1016)

**SITE
LOCATION**



**SITE
LOCATION**

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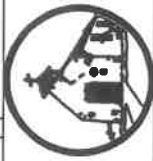
5-10

5-11

VESTMENTS
No. 2

1

BRYAN RD.



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

200' RADIUS MAILLOUT MAP

No.

BOUNDARY / IMPROVEMENT SURVEY

TRACT 3: A 14.65 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF THE SOUTH 15.37 ACRES OF LOT 6-10, WEST ADDITION TO SHARRYLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SCALE: 1"=120'

HUNT VALLEY INDUSTRIAL I, L.P.
 DOC. # 1153789
 DEC 23, 2002
 21.60 AC

1174.28'

S 81° 26' 59" E

S 07° 58' 38" W
 92.70'

WEST ADDITION TO SHARRYLAND SUBD. OF
 PORTIONES 34445457
 LOT 6-10
 (VOL. 1 PAGE 46)

HUNT VALLEY INDUSTRIAL I, L.P.
 DOC. # 1153789
 DEC 23, 2002
 28.80 AC

WEST ADDITION TO SHARRYLAND SUBD. OF
 PORTIONES 34445457
 LOT 6-10
 (VOL. 1 PAGE 46)

UNION DESIGN DEVELOPERS, L.P.
 DOC. # 2832305
 JULY 10, 2017
 14.65 AC

IRRIGATED FIELD

1035.88'
 W. MILITARY HWY (FM 1016)
 120' R.O.W.

S 53° 06' 51" W
 17.11'

WEST ADDITION TO SHARRYLAND SUBD. OF
 PORTIONES 34445457
 LOT 6-10
 (VOL. 1 PAGE 46)

5/8" IRON PIN FOUND
 542.91' E
 H/T/L
 POWER POLE

SHARRYLAND DISTRIBUTION &
 TRANSMISSION SERVICES,
 L.L.C., A TEXAS LIMITED
 LIABILITY COMPANY
 DOC. # 2062598
 DEC 30, 2009
 CALLED 5.566 AC

5/8" IRON PIN FOUND WITH NO CAP
 1/2" IRON PIN FOUND
 1/2" IRON PIN FOUND WITH DHS CAP
 SIGN - JUNCTION BOX ELECTRIC
 SIGN
 S.W. CORNER LOT 6-10
 2" PIPE WATER VALVE
 -MANHOLE STORM SEWER

2" METAL PIPE WATER METER
 1/2" IRON ROD FOUND WITH CVO CAP
 TELEPHONE PEDESTAL
 MANHOLE STORM SEWER
 -MANHOLE STORM SEWER
 SIGN

SAFETY END TREATMENT
 18" REINFORCE CONCRETE PIPE

14.57'

438.73' W
 S 08° 33' 01" W
 08° 33' 01" W

14.57'

ASPHALT DRIVEWAY

TOP STATION
 S.W. CORNER OF LOT 6-11
 EXISTING R.O.W.



STATE OF TEXAS
 COUNTY OF HIDALGO
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

KURT SCHUMACHER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333
 900 S. STEWART RD., SUITE 13
 WILSON, TEXAS 75772
 FAX: (956) 863-7716

LEGEND:
 FND 1/2" IRON PIN WITH NO CAP UNLESS OTHERWISE NOTED WITH PLASTIC CAP
 SET # 5 24" IRON ROD
 PROPERTY BOUNDARY
 CENTER LINE
 WOODEN FENCE (WOFN)
 HIGH VOLTAGE
 TRANSMISSION LINE

REFERENCES:
 1. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT.
 2. ROADWAY AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF WEST ADDITION TO SHARRYLAND, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NOTES:
 1. BEARING BASIS TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICA DATUM OF 1983.
 2. SUBJECT TO ANY RESTRICTIVE COVENANTS RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 3. SUBJECT TO VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE SUBJECT PROPERTY.
 4. SUBJECT TO MINIMUM FLOOR ELEVATIONS, MINIMUM BUILDING SETBACKS LINES, UTILITY EASEMENTS, AND OTHER REQUIREMENTS SHOWN ON THE MAP OF SAID SUBDIVISION.
 5. SUBJECT TO EASEMENTS, RIGHT OF WAY AND PRESCRIPTIVE RIGHT, WHETHER OF RECORD OR NOT.
 6. THIS PROPERTY IS IN ZONE "C" AREAS OF MINIMAL FLOODING.
 7. COMMUNITY PANEL NUMBER 4803340400C
 EFFECTIVE DATE NOVEMBER 16, 1982.
 SURVEYED ON THE GROUND AUGUST 21, 2017.



ROW SURVEYING SERVICES, L.L.C.
 900 S. STEWART RD., SUITE 13
 WILSON, TEXAS 75772
 FAX: (956) 863-7716

TBPLS REG. FIRM# 10193806

W0100-00-005-0009-00 (316343)
UNION DESIGN DEVELOPERS LP
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-005-0009-02 (316345)
STATE OF TEXAS FOR THE
R/O/W DEPT
COURTHOUSE ANX
EDINBURG TX 78539

W0100-00-005-0010-00 (316347)
UNION DESIGN DEVELOPERS L.P.
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-005-0010-05 (316348)
STATE OF TEXAS
PO BOX 1717
PHARR TX 78577

W0100-00-006-0009-00 (316363)
UNION DESIGN DEVELOPERS LP
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-006-0010-00 (316369)
CHARCO LAND SALES LLC
ATTN KILLAM OIL CO. LTD
4320 UNIVERSITY BLVD PO BOX 499
LAREDO TX 78041

W0100-00-006-0010-01 (316370)
UNION DESIGN DEVELOPERS LP
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-006-0011-00 (316372)
CHARCO LAND SALES LLC
ATTN KILLAM OIL CO. LTD
4320 UNIVERSITY BLVD PO BOX 499
LAREDO TX 78041

W0100-00-006-0010-10 (683513)
SHARYLAND DISTRIBUTION &
1900 N AKARD ST
DALLAS TX 75201

W0100-00-005-0011-14 (1557933)
POST OAK PROPERTIES OF TEXAS LLC
807 BRAZOS ST
MISSION TX 78572