

ITEM# 1.2

REZONING:

A tract of land being the South 7.8 acres
of the North 103.8 acres of a certain
203.8 acres tract of land known as the
Fernandez Strip out of Porcion 52
PUD to R-2
M2 Engineering, PLLC

REVIEW DATA

The subject site is located approximately 1,700' South of Mile 1 South Road on the West side of Inspiration Road. – see vicinity map.

SURROUNDING ZONES:

N: PUD - Planned Unit Development
E: PUD - Planned Unit Development
W: PUD - Planned Unit Development
S: PUD - Planned Unit Development

EXISTING LAND USES:

N: Single Family Residential
E: Meadow Creek Country Club
W: Vacant
S: Vacant
Site: Single Family Residential

FLUM:

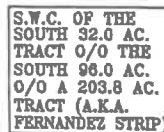
Low Density Residential (LD)

REVIEW COMMENTS: The applicant's original application was for R-3 (multi-family residential), however it was discovered during the last P&Z meeting that his intention was to develop duplex-fourplex which is actually an R-2 (Duplex-Fourplex zone), a lesser dense than his original application. The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses.

RECOMMENDATION: Staff recommends denial.



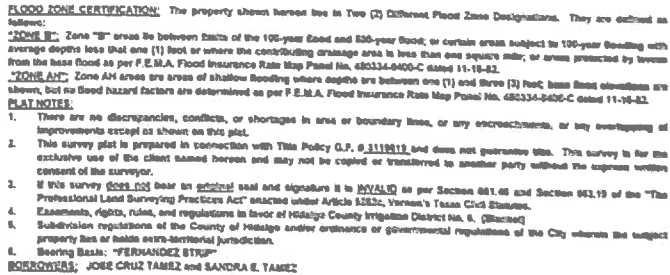
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-6666 FAX: (956) 818-5540



S.W.C. OF THE
NORTH 103.8 AC.
TRACT 0/0 A
203.8 AC. TRACT
(A.K.A. FERNANDEZ
STRIP)

S.E.C. OF THE
NORTH 103.8 AC.
TRACT 0/0 A
203.8 AC. TRACT
(A.K.A. FERNANDEZ
STRIP)

SCALE: 1" = 30'



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 1110 S. INSPIRATION ROAD IN MISSION, TEXAS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING THE SOUTH 7.8 ACRES OF THE NORTH 103.8 ACRES OF A CERTAIN 203.8 ACRES TRACT OF LAND KNOWN AS THE FERNANDEZ STRIP OUT OF PORCION 52, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

06-31276
Job No.

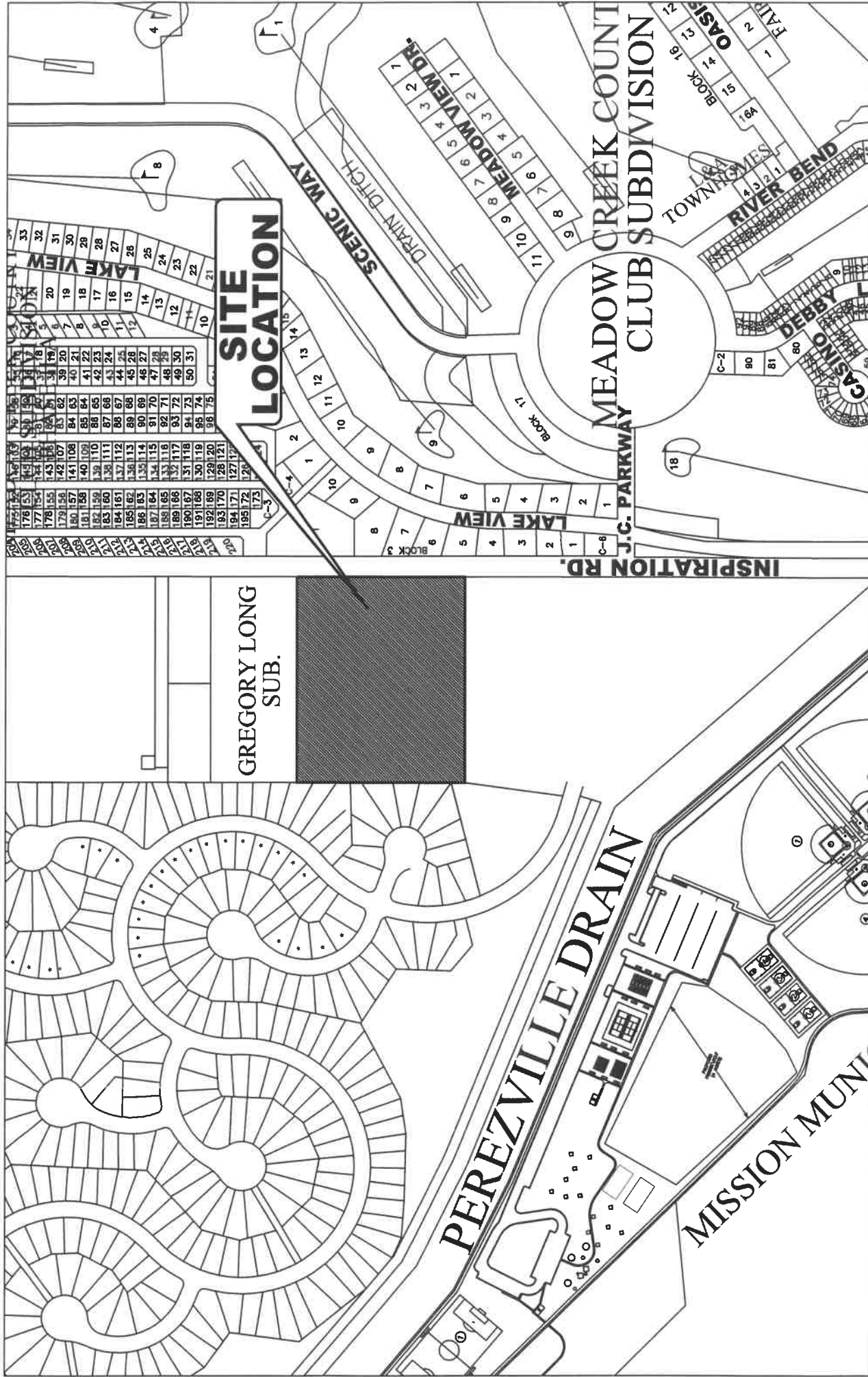
07-20-0
Date

© COPYRIGHT 2008 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS FOR A SINGLE TRANSACTION BY THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

LEGEND

- - DENOTES SET 1/2" ROD
⊙ - DENOTES FOUND 5/8" PIPE
○ - DENOTES NO MONUMENT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.

M3175-2A-001-00C4-00 (232855)
SEVEN OAKS RESORT LLC
PO BOX 7217
NORTHRIDGE CA 91327

M3175-2A-002-0005-00 (232860)
THOMAS ED & MARY A
1302 LAKE VIEW DR
MISSION TX 78572

M3175-2A-002-0006-00 (232861)
ANDERSON ROBERT ALAN & FAITH
1208 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0003-00 (232919)
LOCHHEAD KENNETH DONALD
1303 LAKEVIEW DR
MISSION TX 78572

M3175-2A-003-0004-00 (232920)
PARRA MAGDALENA
1702 WHITE ROCK ST
PENITAS TX 78576

M3175-2A-003-0005-00 (232921)
GARZA DELORES C & ANTONIO
1211 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0006-00 (232922)
HERRERA ANA LIZETTE MONTOYA
1303 MOUNTAIN RD
PALMHURST TX 78573

M3175-2A-003-0007-00 (232923)
BOTELLO ALYSSA ENID
1062 E GOODWIN ROAD
MISSION TX 78574

M3175-2A-003-0008-00 (232924)
VICTOR MARTINEZ & AMBER
1205 LAKE VIEW DR.
MISSION, TX. 78572

M3175-2A-003-0009-00 (232925)
OCANA ANTONIO
1203 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0005-00 (101521)
TAMEZ SANDRA E & JOSE CRUZ
1110 S INSPIRATION RD
MISSION TX 78572

10052-00-000-0007-02 (637811)
RHODES ENTERPRISES INC
200 S 10TH STREET SUITE 1700
MCALLEN TX 78501

G8450-00-000-0001-00 (639944)
LONG GREGORY
712 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0007-21 (1242807)
AMIGOS DEL VALLE INC
41338 CROSSPOINT BLVD
EDINBURG TX 78539