

ITEM# 1.5

REZONING:

A tract of land containing 16.76 acres of land, being a part of portion of Lot 183, John H. Shary Subdivision R-2 to R-3
Dragonfly RGV, LLC
c/o Dolly L. Elizondo

REVIEW DATA

The subject site is located approximately 1700' north of U.S. Expressway 83, along the east side of Glasscock Road - see vicinity map. Except for the SW corner area (Oak Forest Subdivision), the R-2 tract, being ¼ mile (E to W at 1320'), is largely square-shape and vacant.

SURROUNDING ZONES:

N:	R-1/R-4	- Single-Family Residential/ Mobile & Modular Homes
E:	R-3	- Multi-Family Residential
W:	C-2/R-1	- Neighborhood Commercial/ Single-Family Residential
S:	R-1T/R-1	- Townhouse Residential/ Single-Family Residential

EXISTING LAND USES:

N:	Mobile Home Park; some Single-Family Res.
E:	Apartments; lake/pond
W:	Single-Family Residential
S:	Townhomes
Site:	Vacant

FLUM:

Sites' north portion reflect Moderate Density Residential (MD)
Sites' south portion reflect General Commercial (GC)

REVIEW COMMENTS: The desired Multi-family Residential (R-3) zoning district for the *entire acreage* appears to be a bit beyond what may comfortably acclimate to the surrounding land uses and surrounding zoning districts.

When the property was rezoned R-2 not long ago, this was considered a good '*moderate*'/*middle ground* zoning because the anticipated '*4plex per lot*' would not be as large a disparity to the residential districts that have long invested in their homes, e.g., R-1's Glasscock South, R-1T's Oak Forest (a MD land use), and R-4's Twin Lakes Mobile Home Subdivision (another MD land use). Another reason the R-2 was not objected to was because it was largely consistent to the FLUM;'s Moderate Density (MD) designation.

Also, let's not overlook the vast R-1 zoned acreage to the abutting south, too, which should continue to be buffered from any High Density effect of R-3 (population, property values, etc.).

Referring to property values and the FLUM's Moderate Density designation, please be advised that one of R-3's primary intents is **"To promote the most desirable use of land and direction of building development NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN (meaning the FLUM) of the City of Mission; to promote STABILITY OF RESIDENTIAL DEVELOPMENT; to PROTECT THE CHARACTER OF THE DISTRICT; to CONSERVE THE VALUE OF LAND AND BUILDINGS; and to PROTECT THE CITY'S TAX BASE."** (Section 1.39 (1)(f))

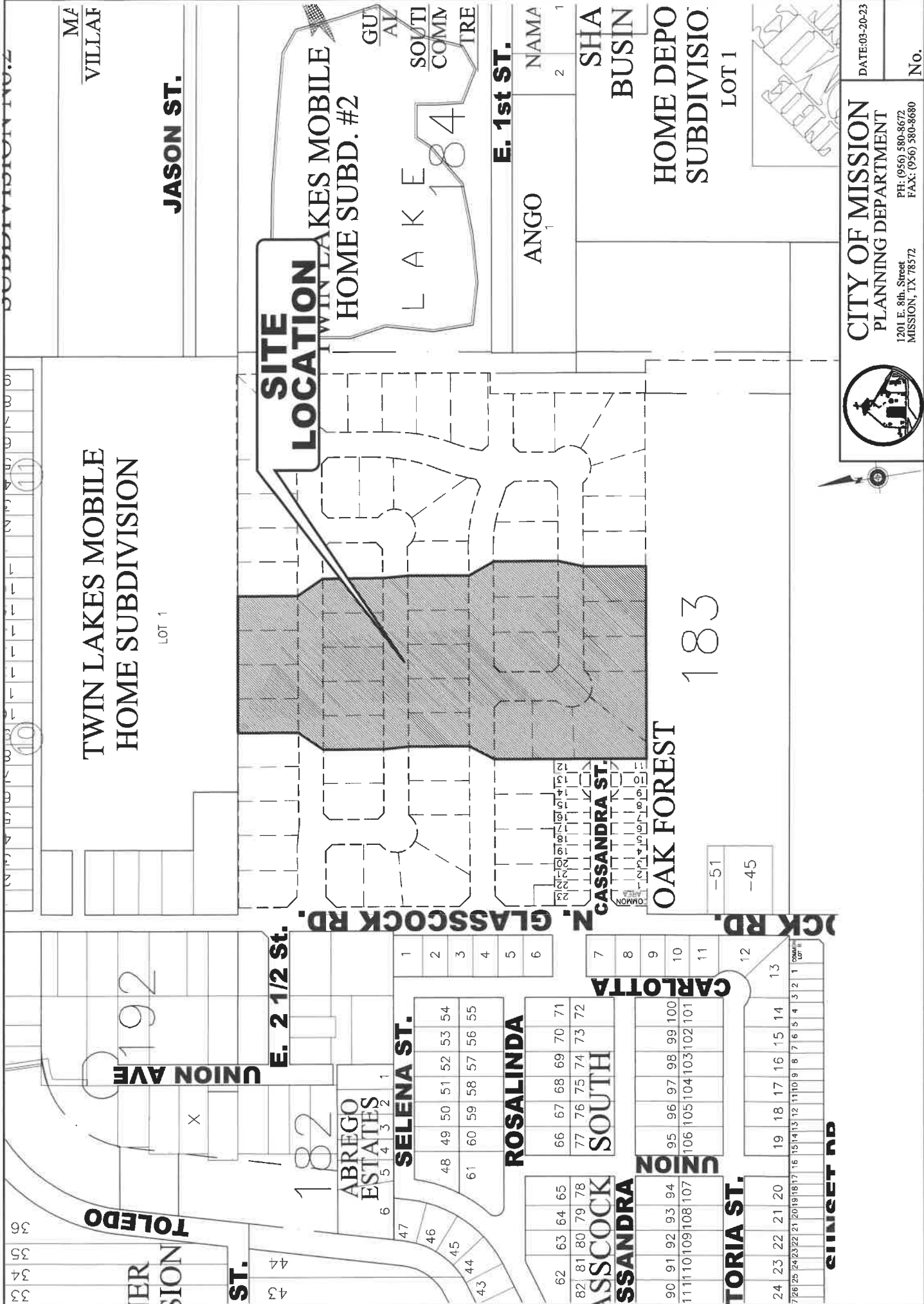
If you may recall, when R-2 was approved, Staff noted that R-2 was a Moderate Density (MD) land use; and as such, the stair-step pattern of naturally evolving land uses to R-2 seemed palatable – the following shows the *stair-step* that should be adhered to as much as possible:

- Low Density (R-1) land uses; then transitioning to
- Moderate Density (R-2, R-1T, R-4) land uses; then transitioning to
- High Density (R-3) land uses; then transitioning to
- General Commercial land uses

In view of the investment reality of current R-1's, and the future potential of the R-1 district to the south; and also protecting the R-1T Oak Forest neighborhood, Planning believes that R-3 may be a viable option **BUT only if kept distant from the R-1, the R-1T, and a small measure of R-4.**

Using the R-1T Oak Forest development as a gauge, the frontage to Glasscock should be retained R-2 – this being the E-W depth of Oak Forest...see attached marked map for this more palatable concept where **the applicant gains largely what is being sought but only to the degree that existing LD/MD land uses/zones are also buffered with the current R-2.**

Staff Recommendation: Based on the above land use logic & to retain as much integrity to the City's Comprehensive Plan (FLUM), Planning recommends that R-3 may be favored but only to the NE component, as shown on the marked zoning map.



M/V
VILLAF

JASON ST.

TWIN LAKES MOBILE
HOME SUBDIVISION

LOT 1

**SITE
LOCATION**

TWIN LAKES MOBILE
HOME SUBD. #2

L A K E

184

E. 1st ST.

ANGO

NAMA

2 1

SHA
BUSIN

HOME DEPO
SUBDIVISIO

LOT 1

183

OAK FOREST

-51

-45

E. 2 1/2 St.

N. GLASSCOCK RD.

CASSANDRA ST.

CARLOTTA

UNION AVE

ABREGO
ESTATES

SELENA ST.

ROSALINDA

SOUTH

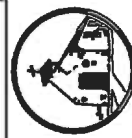
UNION

TORIA ST.

GUNGET RD

TOLEDO

ST.



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

DATE:03-20-23

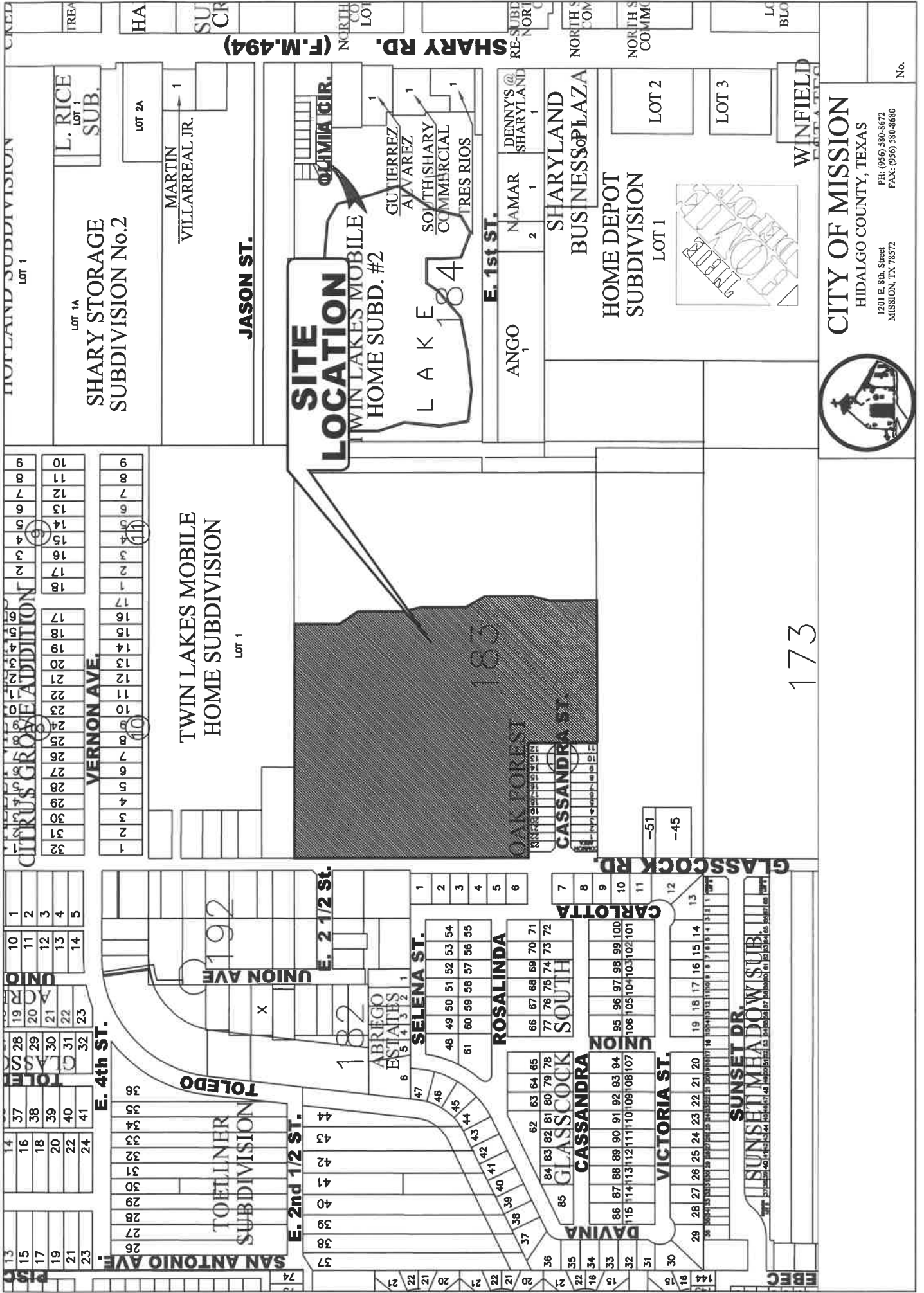
No.



**SITE
LOCATION**

E. 2 1/2 STREET

GLASSCOCK RD.



SITE LOCATION
 TWIN LAKES MOBILE HOME SUBD. #2



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 380-8672
 FAX: (956) 380-8680

No.

173

G4055-00-000-0001-00 (179317)
ARCAUTE ARMANDO JR & MICAELA R
134 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0002-00 (179318)
MONTEMAYOR HECTOR R & ROSE Y
130 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0003-00 (179319)
MONTEMAYOR ROSE YVONNE
130 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0004-00 (179320)
GUERRA HUGO E & TANYA M
1913 ROSALINDA ST
MISSION TX 78572

G4055-00-000-0005-00 (179321)
MELECIO MARIA R & MAYRA M LOZANO
126 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0006-00 (179322)
PEREZ MANUEL & PATRICIA E WHITTIN
122 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0007-00 (179323)
GARCIA ALFREDO & HERMILA
110 CARLOTTA ST
MISSION TX 78572

G4055-00-000-0008-00 (179324)
GARCIA ALFREDO & HERMILA
3000 W. CERMAK RD
CHICAGO IL 60623

G4055-00-000-0054-00 (179370)
ALEMAN OLGA L
1912 SELENA ST
MISSION TX 78572

G4055-00-000-0055-00 (179371)
GUERRA TANYA M
1913 ROSALINDA ST
MISSION TX 78572

G4055-00-000-0071-00 (179387)
LOBATOS SYLVIA
1910 ROSALINDA ST
MISSION TX 78572

G4055-00-000-0072-00 (179388)
CARDENAS ELIZABETH CUST JENNIFER
1911 CASSANDRA ST
MISSION TX 78572

S2950-00-000-0173-00 (280898)
R&G DEVELOPMENT LP
1005 E NOLANA AVE
MCALLEN TX 78504

S2950-00-000-0182-25 (280933)
ABREGO ONESIMO VALADEZ
PO BOX 276361
SAN ANTONIO TX 78227

S2950-00-000-0182-35 (280935)
GARCIA MIGUEL ANGEL SANTOS ET AL
1903 E 2 1/2 ST APT 4
MISSION TX 78572

S2950-00-000-0182-45 (280937)
GARCIA JOSE SANTOS
RR 4 BOX 347
MISSION TX 78574

S2950-00-000-0182-62 (280944)
MARTINEZ JUAN
PO BOX 2267
MISSION TX 78573

S2950-00-000-0182-65 (280945)
PENA ARACELI G
1909 SELENA ST
MISSION TX 78572

S2950-00-000-0182-70 (280946)
GONZALEZ JOSE REYES & VERONICA L
1211 GLASSCOCK ROAD
MISSION TX 78572

S2950-00-000-0183-30 (280950)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0192-02 (281018)
CUELLAR CARLOS & FRANCISCA R
213 N GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0192-07 (281020)
CARRANZA AUGUSTIN & AGRIPINA
215 N GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0192-20 (281026)
ALVARADO ABEL FRANCISCO &
301 N GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0192-46 (281038)
PEREZ HECTOR JR & VALERIE LOPEZ
212 UNION ST
MISSION TX 78572

S2950-00-000-0193-00 (281045)
VILLARREAL EULALIO & ELIDA G
300 N GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0193-05 (281046)
MARTINEZ JUAN
PO BOX 2267
MISSION TX 78573

S2950-00-000-0193-15 (281048)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0193-20 (281049)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0192-59 (655455)
LOPEZ ROSA
305 N GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0182-72 (280947)
REYES NOHEMI
1902 E 2 1/2 ST
MISSION TX 78572

O0520-00-000-0000-00 (1371518)
HOMEOWNERS ASSOCIATION FOR OAK
2807 SANTA ERICA ST
MISSION TX 78572

O0520-00-000-0001-00 (1371520)
NEXHER LLC
128 RIO GRANDE DR
MISSION TX 78572

O0520-00-000-0002-00 (1371521)
DURBEX LLC
128 RIO GRANDE DR
MISSION TX 78572

O0520-00-000-0003-00 (1371522)
PROYEX 630 LLC
128 RIO GRANDE DR
MISSION TX 78572

O0520-00-000-0004-00 (1371523)
ROBLESA LLC
128 RIO GRANDE DR
MISSION TX 78572

O0520-00-000-0005-00 (1371524)
MARIN ANDRES & CINTHYA
15201 E FN 2812
EDINBURG TX 78542

O0520-00-000-0006-00 (1371525)
MAPLE TREE INVESTMENTS LLC
PO BOX 2850
MISSION TX 78573

O0520-00-000-0007-00 (1371526)
TERRA HOMES CORPORATION
PO BOX 2850
MISSION TX 78573

O0520-00-000-0008-00 (1371527)
DA LA TEJERA ANDRE FAVIAN & SANDF
128 RIO GRANDE DR
MISSION TX 78572

O0520-00-000-0009-00 (1371528)
SANCHEZ ALEJANDRA DE JESUS
804 VALLEY TR
WESLACO TX 78599

O0520-00-000-0010-00 (1371529)
HERNANDEZ LUCILA AMPARO DURAN
8424 N 26TH
MCALLEN TX 78504

O0520-00-000-0011-00 (1371530)
TAMMEL INVESTMENTS LLC
2807 SANTA ERICA
MISSION TX 78572

O0520-00-000-0012-00 (1371531)
BEJSA MANAGEMENT LLC
1224 E JASMINE STE D
MCALLEN TX 78501

O0520-00-000-0013-00 (1371532)
BARRAGAN ELIAS & OHAD DAVOLT
1317 E OLYMPIA AVE APT 3
MCALLEN TX 78503

O0520-00-000-0014-00 (1371533)
BARRAGAN ELIAS & OHAD DAVOLT
1317 E OLYMPIA AVE APT 3
MCALLEN TX 78503

O0520-00-000-0015-00 (1371534)
KAMEL & KAMEL INVESTMENTS LLC
2807 SANTA ERICA ST
MISSION TX 78572

O0520-00-000-0016-00 (1371535)
RODRIGUEZ FELIPE
5016 SWEETWATER AVE
MCALLEN TX 78503

O0520-00-000-0017-00 (1371536)
SALINAS LEROY & DANIELA
2013 CASSANDRA ST
MISSION TX 78572

O0520-00-000-0018-00 (1371537)
MORENO VICENTE DIAZ & IVETH RUBY
COBARRUBIAS MENDOZA
2011 CASSANDRA ST
MISSION TX 78572

O0520-00-000-0019-00 (1371538)
CHAPA ARMANDO BECERRIL & ANA
3106 SANTA MONICA
MISSION TX 78572

O0520-00-000-0020-00 (1371539)
TAMMEL INVESTMENTS LLC
2807 SANTA ERICA
MISSION TX 78572

O0520-00-000-0021-00 (1371540)
VILLANUEVA JUVENAL GONZALEZ
1605 E 24TH ST
MISSION TX 78574

O0520-00-000-0022-00 (1371541)
SISU DEVELOPMENT LLC
900 MYRTLE BEACH AVENUE APT 4
MCALLEN TX 78503

O0520-00-000-0023-00 (1371542)
VILLANUEVA JACQUELINE
1411 ENCANTADO CIR
PALMVIEW TX 78575