

ITEM# 1.2

REZONING:

Being a 4.516 acre tract of land
out of Lot 6-9, West Addition to
Sharyland Subdivision
AO-I to I-1
Union Design Developers, L.P.

REVIEW DATA

The subject site is located approximately 800' East of S. Mayberry Road along the North side of E. Military Highway.

SURROUNDING ZONES:

N:	AO-I	- Duplex-Fourplex Residential
E:	AO-I/I-1	- Agricultural Open Interim & Light Industrial
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 the City's Future Land Use Map. However it complies with the fairly new existing surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 9 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.

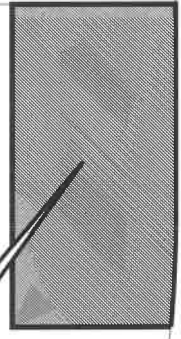
15-A

6-8

6-9

6-10

**SITE
LOCATION**



ERSIDE SUB.
2

W. MILITARY HWY F.M. 1016

5-9

5-10

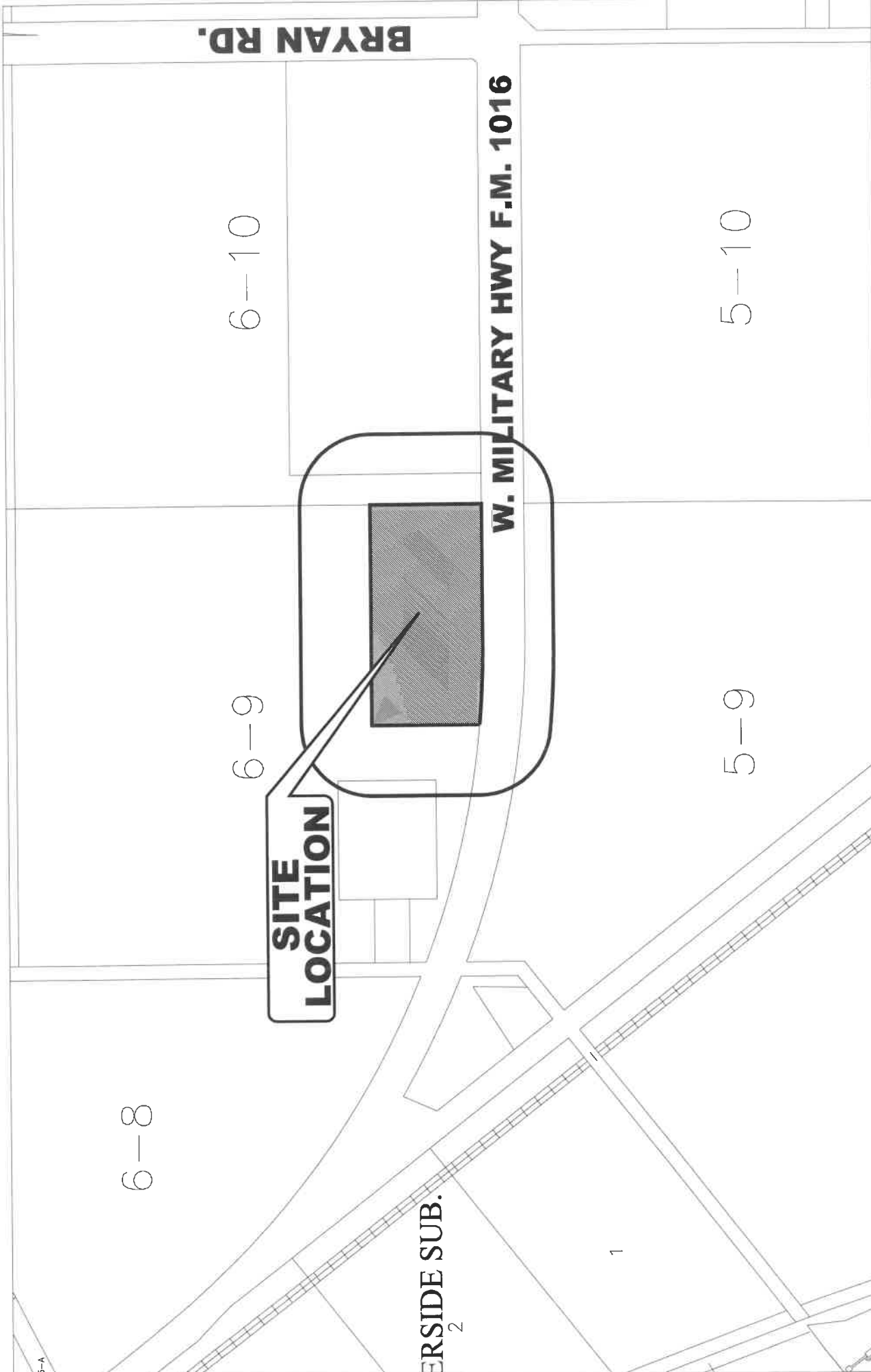
1

BRYAN RD.



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

No.



**SITE
LOCATION**

BRYAN RD.

W. MILITARY HWY F.M. 1016

ERSIDE SUB.
2

6-8

6-9

6-10

5-9

5-10



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200' RADIUS MAILOUT

No.

BRYAN RD.

W. MILITARY HWY. F.M. 1016

**LOCATION
SITE**



Texas Parks & Wildlife, Esch. HERE, Gamma, INCREMENT, USGS, EPA, USDA



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

W0100-00-005-0009-03 (316346)
MAZICE INVESTMENTS LLC
813 TRAVIS ST
MISSION TX 78572

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

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

W0100-00-006-0009-07 (730709)
ELIZONDO VALLEY PROPERTIES LP
403 N 38 1/2 ST
MCALLEN TX 78501

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