

ITEM# 1.3

REZONING:

Lot 2, Yessica Pedraza Subdivision
R-1 to R-3
Armando Pena, III

REVIEW DATA

The subject site is located 280' north off E. Griffin Parkway and 150' east off Orange Avenue – see vicinity map.

SURROUNDING ZONES:

N:	AO-I & P	– Agricultural Open Interim & Public
E:	R-1	– Single-Family Home
W:	R-1	– Single-Family Home
S:	C-2	– Neighborhood Commercial

EXISTING LAND USES:

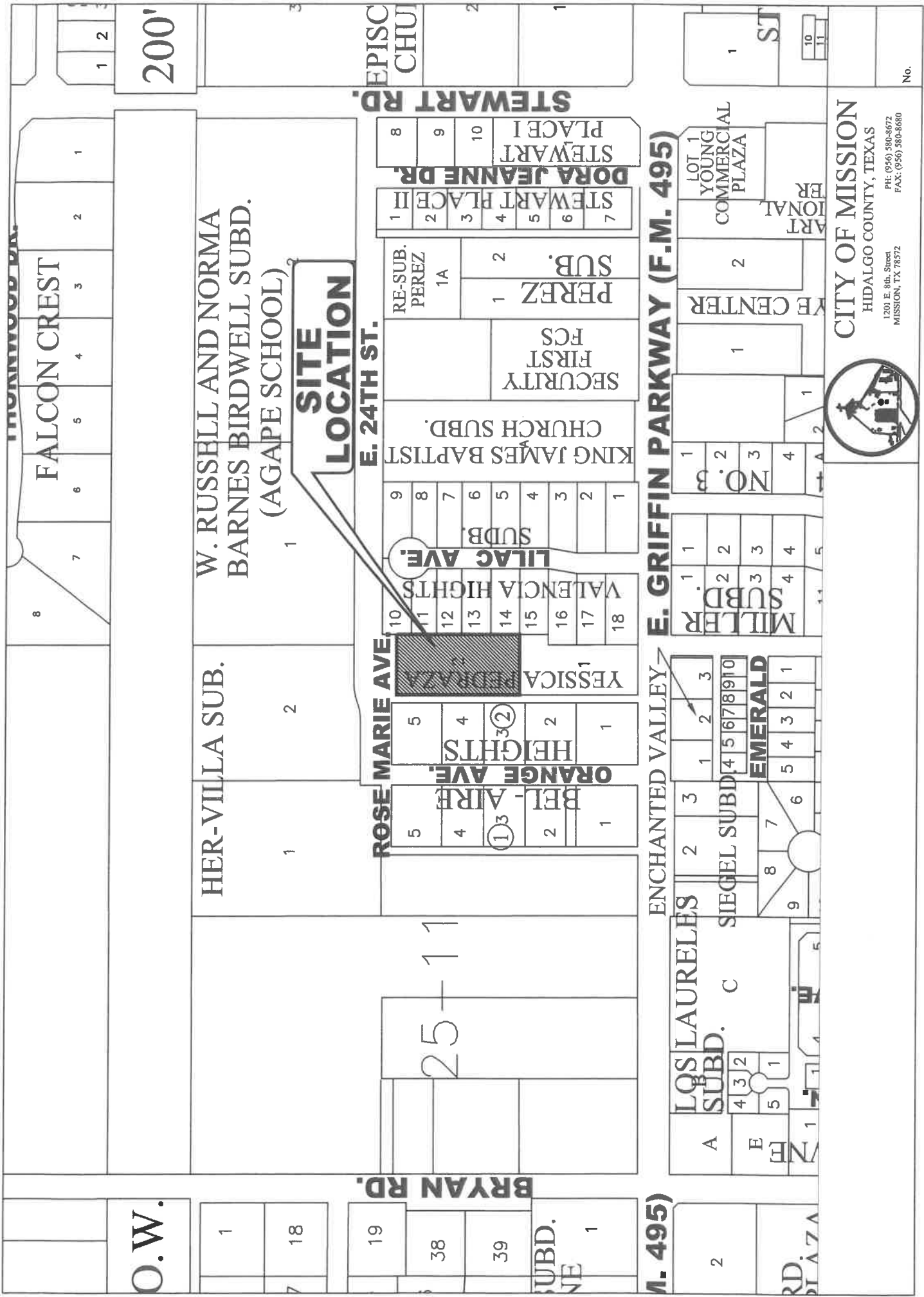
N:	Single-Family Home & Agape School
E:	Single-Family Home
W:	Single-Family Home
S:	Frobel Learning Center
Site:	Single-Family Home

FLUM:

Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. Approving an R-3 Zone would be detrimental to the surrounding properties.

RECOMMENDATION: Staff recommends Denial.



**SITE
LOCATION**

O.W.

HER-VILLA SUB.
W. RUSSELL AND NORMA
BARNES BIRDWELL SUBD.
(AGAPE SCHOOL)

BRYAN RD.
SUBD.
ONE 1

25-11

M. 495

ENCHANTED VALLEY

E. GRIFFIN PARKWAY (F.M. 495)

RD.
PLAZA



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

No.



**SITE
LOCATION**

E. 24TH ST.

W. GRIFFIN PKWY (F.M. 495)

B2150-00-002-0001-00 (123304)
GARCIA CARLOS A
1305 E GRIFFIN PKWY
MISSION TX 78572

B2150-00-002-0002-00 (123305)
ESPINOZA JOE O
2308 ORANGE ST
MISSION TX 78574

B2150-00-002-0003-00 (123306)
BELL LOU ANNE & ROBERT L
2314 ORANGE ST
MISSION TX 78574

B2150-00-002-0004-00 (123307)
CAVAZOS BENJAMIN A & RITA G CO-
BENJAMIN A & RITA G CAVAZOS LIVING
915 W BUSINESS HIGHWAY 83
MISSION TX 78572

B2150-00-002-0005-00 (123308)
SANCHEZ JAIME J & CAROLYN L
FAMILY REVOCABLE LIVING TRUST
2328 ORANGE ST
MISSION TX 78574

R4680-00-000-0001-00 (517224)
AGAPE CHRISTIAN SCHOOL
PO BOX 1045
MISSION TX 78573

V0530-00-000-0009-00 (311546)
ACEVEDO GENARO
RUF A ACEVEDO
2316 LILAC AVE
MISSION TX 78574

V0530-00-000-0010-00 (311547)
GUTIERREZ ROGELIO & ALEIDA
2317 LILAC AVE
MISSION TX 78574

V0530-00-000-0011-00 (311548)
CANTU RAFAEL A JR
2315 LILAC AVE
MISSION TX 78574

V0530-00-000-0012-00 (311549)
DUNN KELLY M
2313 LILAC AVE
MISSION TX 78574

V0530-00-000-0013-00 (311550)
GOMEZ JOSE HECTOR & HERLINDA M
2311 LILAC AVE
MISSION TX 78574

V0530-00-000-0014-00 (311551)
FLETCHER LEONOR T
2309 LILAC AVE
MISSION TX 78574

V0530-00-000-0015-00 (311552)
MARTINEZ LIBRADO & PAMELA
2307 LILAC AVE
MISSION TX 78574

V0530-00-000-0016-00 (311553)
YBARRA ALEJANDRO & JOSEFINA
2305 LILAC AVE
MISSION TX 78574

V0530-00-000-0017-00 (311554)
NINO ROBERT JR & RACHEL
2303 LILAC AVE
MISSION TX 78574

H2425-00-000-0002-00 (658390)
VILLARREAL ADELAIDO A JR
ELVIRA G VILLARREAL
2420 PECAN BLVD
MCALLEN TX 78501

Y1100-00-000-0001-00 (721208)
PENA ARMANDO III
416 ZENAIDA AVE
MCALLEN TX 78504

RECEIVED
DEC 21 2022
BY: Jm

December 21, 2022

To The Members of the Planning and Zoning Commission:

As concerned residents residing near and adjacent to the property listed below, we respectfully request a denial for the changing from R1 single family residential to R3 Multi-Family Residential. This piece of property is surrounded by residential, established homes and should remain uniform in zoning as R1.

At the present time, the only access to this property is through an alley on the west side, as Rose Marie Avenue on the north doesn't exist. We also question why Rose Marie Avenue is on this map when it doesn't exist. East 24th Street in front of Agape School dead ends on the west end of the school's property line.

Granting R3 zoning to this landlocked piece of property is a detriment to this neighborhood. Thank you for your time.

Description of Property: Lot 2, Yessica Pedraza Subdivision REZ 22-58

Signature	Print Name	Address
<u>Rogelio Gutierrez</u>	<u>Rogelio Gutierrez</u>	<u>2317 Lilac Ave</u> <u>Mission, Texas 78574</u>
<u>Alcida Butierrez</u>	<u>Alcida Butierrez</u>	<u>2317 Lilac Ave.</u> <u>Mission, Texas 78574</u>
<u>Sandra Acevedo</u>	<u>Sandra Acevedo</u>	<u>2316 Lilac Ave Mission TX</u>
<u>Genaro Acevedo</u>	<u>Genaro Acevedo</u>	<u>2316 Lilac Ave Mission TX</u>
<u>Michelle Cantu</u>	<u>Michelle Cantu</u>	<u>2315 Lilac Ave, Mission TX.</u>
<u>Rafael Cantu</u>	<u>Rafael Cantu</u>	<u>2315 Lilac Ave. Mission TX</u>
<u>Michelle Dunn</u>	<u>Michelle Dunn</u>	<u>2313 Lilac Ave Mission</u>
<u>Rogelio Villarreal</u>	<u>Rogelio Villarreal</u>	<u>2312 Lilac Ave Missi</u>
<u>Margarita Salda</u>	<u>Margarita Salda</u>	<u>2310 Lilac Ave</u>
<u>Hilda de la Cruz</u>	<u>2311 Lilac Ave</u>	
<u>Jose H. Diaz Sr.</u>		<u>2311 Lilac Ave</u>

December 21, 2022

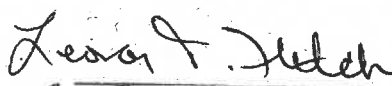
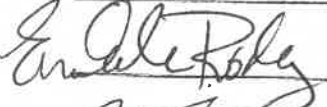


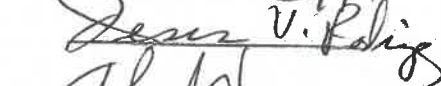
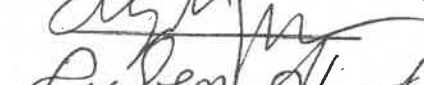
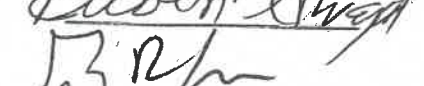
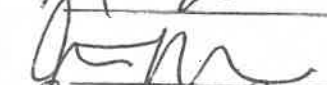
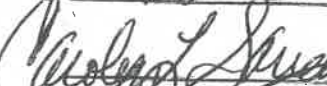
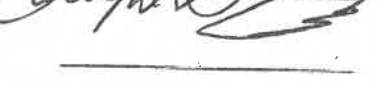
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Signature	Print Name	Address
	Leonor T Fletcher	2309 Lilac Ave
	Enalinda Rodriguez	2314 lilac Ave
	Julian Fernandez	2314 lilac Ave
	Libardo Martinez	2307 Lilac Ave
	JESUS V. RODRIGUEZ	2304 Lilac Ave
	Alejandro Alvarez	2309 Lilac Ave
	RUBEN ALVAREZ	2300 LILAC AVE
	GERARDO CARREROS	2325 Orange Ave
	Jessica Medina	2325 Orange Ave
	CAROLYN L. Sanchez	2328 Orange Ave (St.)

December 21, 2022

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Signature	Print Name	Address
	JAIMÉ SANCHEZ	2328 ORANGE ST
	Lou Anne Bell	2314 Orange St
	Robert L. Bell Jr	2314 Orange St
	BEN CAZOS	2322 Orange St.
	Adelaida A Villanueva	D.D.S 1307 E 24th St
	Richard Hernandez	1301 E 24th Street
	Abelina V. Hernandez	1301 E. 24th Street
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____