

ITEM# 1.6

REZONING: A 48.75 acre tract of land, more or less,
out of Lots 9-5, 9-6, 10-6, and 10-5,
West Addition to Sharyland
R-2 to R-3
Cabe Investments, LP

REVIEW DATA

The subject site is located at the Southwest corner of Military Parkway and S. Conway Blvd. (F.M. 1016) – see vicinity map.

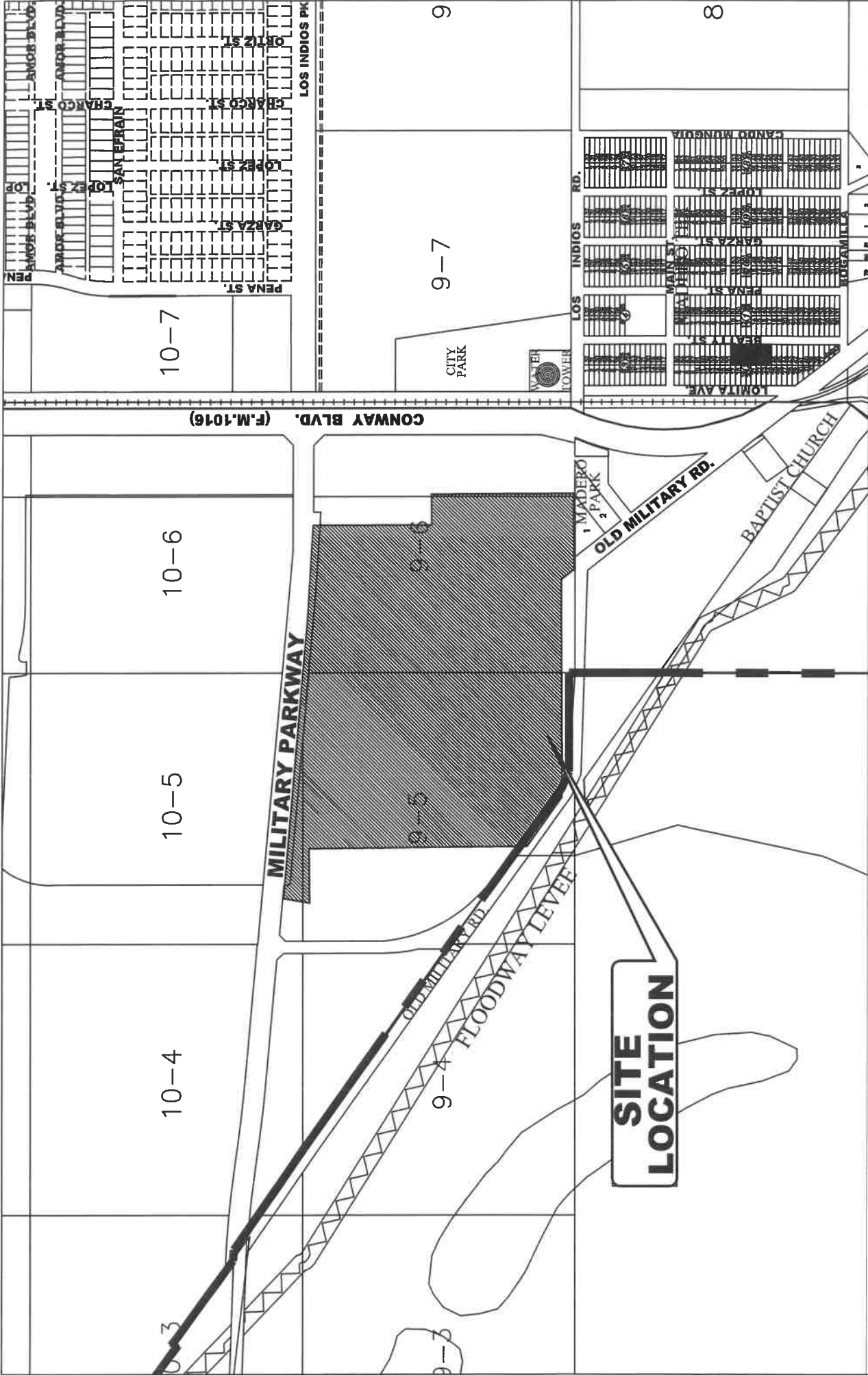
SURROUNDING ZONES:	N:	I-1	– Light Industrial
	E:	I-1	– Light Industrial
	W:	I-1	– Light Industrial
	S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES:	N:	Vacant
	E:	Vacant
	W:	Vacant
	S:	Vacant
	Site:	Vacant

FLUM: Planned Unit Development (PUD)

REVIEW COMMENTS: The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. Staff notes that the Future Land Use Map designation is Planned Unit Development due to Tony Domit’s proposed PUD development back in 2006. However, since no subdivision was ever finalized in the original PUD, the City initiated a zoning change for this area to Industrial back in May 2018 due to the construction of the Anzaldua’s International Bridge. The City recently approved an R-2 zone in September of 2022, now the request is to consider a multi-family. Staff does not object to the proposal since the property is approximately 230’ away from Conway Blvd.

RECOMMENDATION: Staff recommends approval.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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

No.



**SITE
LOCATION**

CONWAY AVE. (F.M. 1016)

MILITARY PKWY

M0355-00-000-0001-00 (499720)
VILLALOBOS JUAN A ET AL
PO BOX 52371
MCALLEN TX 78505

M0355-00-000-0002-00 (499721)
UNION DESIGN DEVELOPERS LP
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-008-0006-00 (316384)
U S FISH & WILDLIFE SERVICE
PO BOX 1306
ALBUQUERQUE NM 87103

W0100-00-008-0006-01 (316385)
L C CASTILLO CORPORATION
1500 TRINITY ST
MISSION TX 78572

W0100-00-008-0006-05 (316386)
SCHUMACK RICHARD
3002 TULIP AVE
MISSION TX 78574

W0100-00-009-0005-00 (316404)
DOMIT & KAMEL LP
ATT FRANCISCO BUNT
8214 TALBOT LN
AUSTIN TX 78746

W0100-00-009-0005-01 (316405)
CABE INVESTMENTS LP
4900 W EXPWY 83 STE 239
MCALLEN TX 78501

W0100-00-009-0006-00 (316407)
OPTIONS DEVELOPMENT PARTNERS LP
3805 PLANTATION GROVE BLVD STE 35
MISSION TX 78572

W0100-00-010-0005-01 (316430)
CJ-FALL LLC
4900 W EXPWY 83 STE 239
MCALLEN TX 78501

W0100-00-010-0006-07 (316432)
AMAYA FERNANDO V
501 N BRIDGE ST NO 337
HIDALGO TX 78557

W0100-00-008-0006-11 (675251)
LC CASTILLO CORP
4314 S CONWAY AVE
MISSION TX 78572

W0100-00-010-0004-10 (722993)
BIRAIN USA LLC
314 RIO GRANDE DR
MISSION TX 78572