

ITEM# 1.2

REZONING:

A tract containing 9.99 acres of land,
being part or portion of Lot 26-10,
West Addition to Sharyland
AO-I to R-1A
J.S. Kawamoto, LLC

REVIEW DATA

The site is located approximately 2,260' North of E. Griffin Parkway on the westside of N. Bryan Road.

SURROUNDING ZONES:

N:	R-1A	– Large Lot Single Family
E:	AO-I	– Agricultural Open Interim
W:	R-1A	– Large Lot Single Family
S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES:

N:	Residential
E:	Vacant
W:	Residential
S:	Residential
Site:	Vacant

FLUM:

Lower Density Residential (LDA)

REVIEW COMMENTS: Staff notes that the proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The LDA designation classification includes single family homes which is consistent with the applicant's proposal. Staff mailed out 30 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

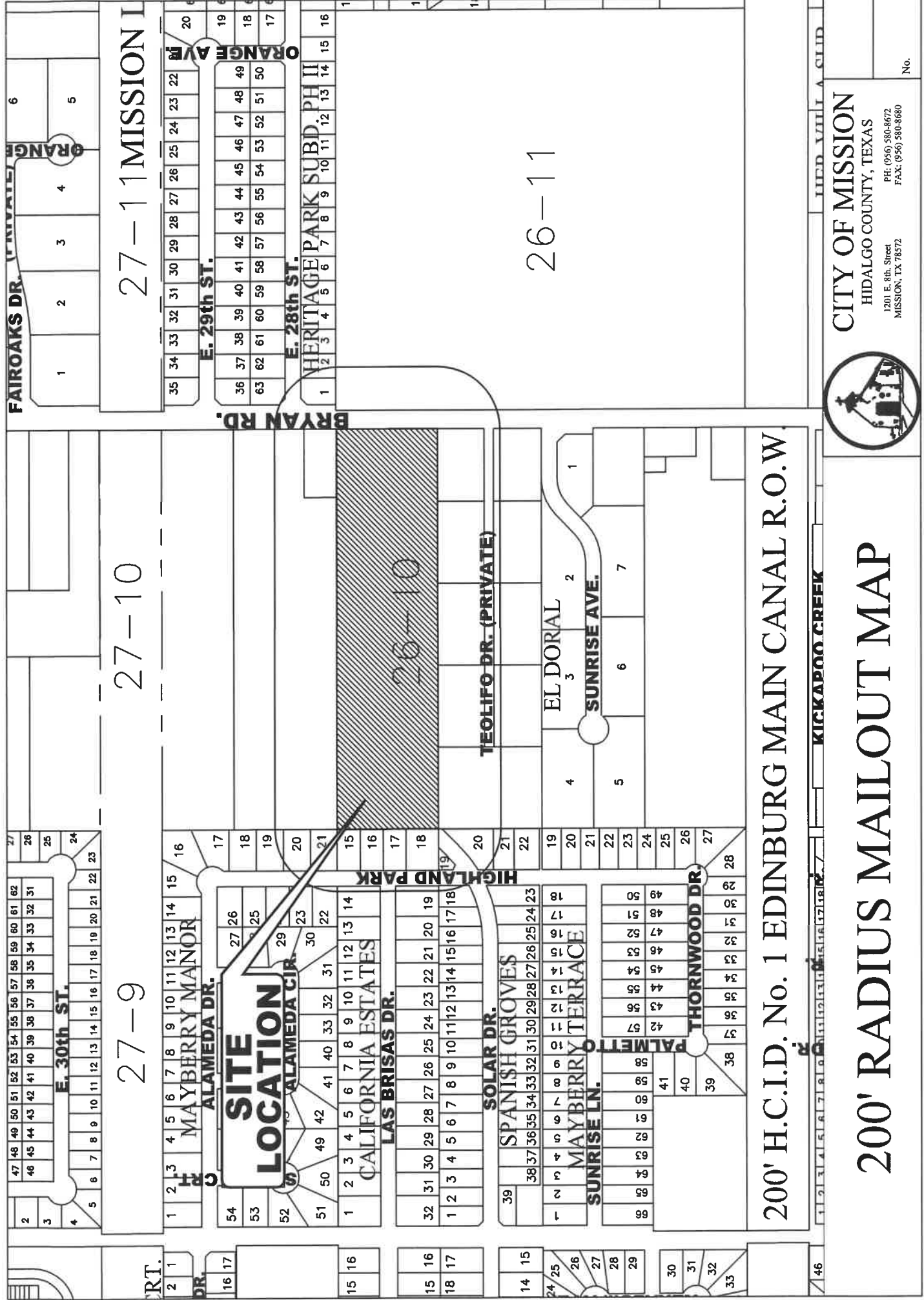
RECOMMENDATION: Staff recommends approval.



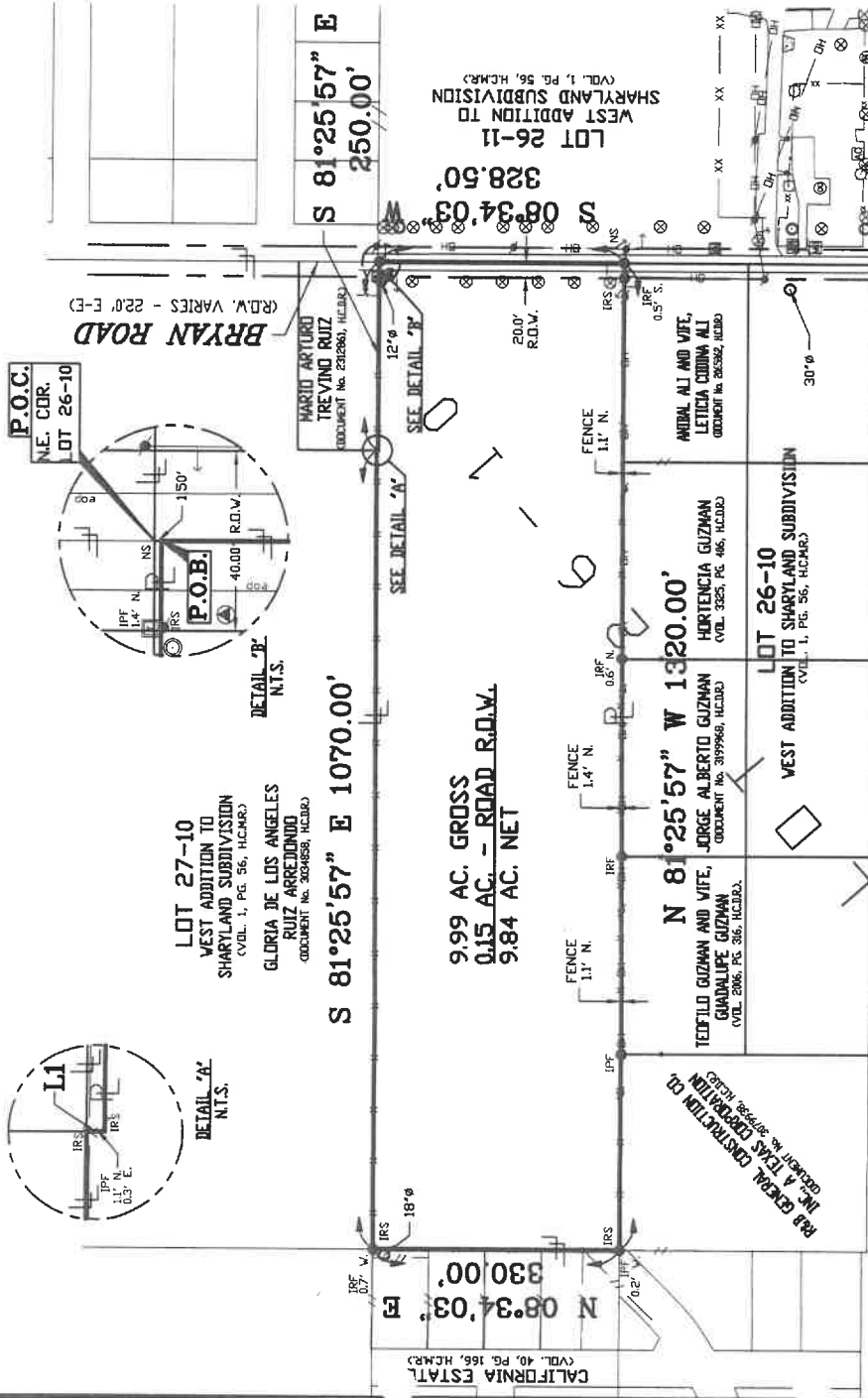
HIDALGO COUNTY, TEXAS

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

No.







NUMBER	DIRECTION	DISTANCE
L1	S 08°34'03" W	1.50'

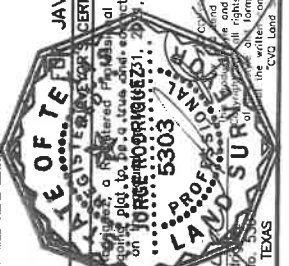
BASIS OF BEARING AS PER
EXAS STATE PLANE COORDINATE SYSTEM
AND 83, SOUTH ZONE

SCALE: 1" = 200.0'

- | | | | | | |
|---|---|---|------------------------------------|---|------------------------------------|
| Ⓢ | PROPERTY LINE | Ⓢ | IRRIGATION STAND PIPE | Ⓢ | RIGHT OF WAY |
| Ⓢ | MAIL SET | Ⓢ | POWER POLE | Ⓢ | HIDALGO COUNTY MAP RECORDS |
| Ⓢ | MAIL SET | Ⓢ | SERVICE POLE | Ⓢ | CLERK |
| Ⓢ | FOUND 1/2" IRON PIPE | Ⓢ | TELEPHONE PEDestal | Ⓢ | POINT OF COMMENCING |
| Ⓢ | FOUND 1/2" IRON ROD | Ⓢ | CLEAN UT | Ⓢ | POINT OF BEGINNING |
| Ⓢ | FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CQV L3" | Ⓢ | WATER METER | Ⓢ | HIDALGO COUNTY IRRIGATION DISTRICT |
| Ⓢ | UNABLE TO SET | Ⓢ | WATER VALVE/ IRRIGATION VALVE | | |
| Ⓢ | SET 1/2" CAP STAMPED "CQV L3" | Ⓢ | SANITARY SEWER MANHOLE | | |
| Ⓢ | SET 1/2" IRON ROD WITH A "L3" | Ⓢ | AIR CONDITION UNIT | | |
| Ⓢ | GUY WIRE | Ⓢ | WATER WELL | | |
| Ⓢ | LIGHT POLE | Ⓢ | MAIL BOX | | |
| Ⓢ | IRRIGATION STAND PIPE | Ⓢ | ELECTRIC METER | | |
| Ⓢ | POWER POLE | Ⓢ | WATER SIGN | | |
| Ⓢ | SERVICE POLE | Ⓢ | WOOD FENCE | | |
| Ⓢ | TELEPHONE PEDestal | Ⓢ | HOOD WIRE FENCE | | |
| Ⓢ | CLEAN UT | Ⓢ | CHANNING POWER LINE | | |
| Ⓢ | WATER METER | Ⓢ | OVERHEAD POWER LINE | | |
| Ⓢ | WATER VALVE/ IRRIGATION VALVE | Ⓢ | EDGE OF PAVEMENT | | |
| Ⓢ | SANITARY SEWER MANHOLE | Ⓢ | EDGE OF PAVEMENT TO | | |
| Ⓢ | AIR CONDITION UNIT | Ⓢ | EDGE OF PAVEMENT DISTANCE | | |
| Ⓢ | WATER WELL | Ⓢ | RIGHT OF WAY | | |
| Ⓢ | MAIL BOX | Ⓢ | ELECTRIC METER | | |
| Ⓢ | ELECTRIC METER | Ⓢ | WATER SIGN | | |
| Ⓢ | WOOD FENCE | Ⓢ | HOOD WIRE FENCE | | |
| Ⓢ | CHANNING POWER LINE | Ⓢ | OVERHEAD POWER LINE | | |
| Ⓢ | EDGE OF PAVEMENT | Ⓢ | EDGE OF PAVEMENT TO | | |
| Ⓢ | EDGE OF PAVEMENT DISTANCE | Ⓢ | RIGHT OF WAY | | |
| Ⓢ | HIDALGO COUNTY MAP RECORDS | Ⓢ | CLERK | | |
| Ⓢ | POINT OF COMMENCING | Ⓢ | POINT OF BEGINNING | | |
| Ⓢ | HIDALGO COUNTY IRRIGATION DISTRICT | Ⓢ | HIDALGO COUNTY IRRIGATION DISTRICT | | |

NOTES:

2. THIS SURVEY IS SUBMITTED TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY OF SAN ANTONIO, TEXAS, FOR THE PURPOSE OF OBTAINING CERTIFICATION OF EXTRAJURISDICTIONAL JURISDICTION OF SAID PROPERTY.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.
4. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 883.19 OF THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 5823C, VERSION 3 TEXAS CIVIL STATUTES.
5. THIS CERTIFICATION IS MADE TO THE HEREIN NAMED CLIENT, IT IS NOT TRANSFERABLE NOR HEREDITARY TO ANY OWNER OR FUTURE OWNER OR FUTURE LENDING INSTITUTIONS. THIS CERTIFICATION OF THIS HEREIN NAMED REAL ESTATE MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.



FLOOD DESIGNATION	LEGAL DESCRIPTION	PROJECT INFORMATION
The flood designation for this property is "Zone C" which are "Areas of minimal flooding" (No shading). As per F.E.M.A.s Flood Insurance Rate Map Panel No.: 480334 0400 C, Map Revised: November 16, 1982 Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.	This plot is a true and correct representation of a survey made on the ground of the property located at BRYAN ROAD, Mission, Hidalgo County, Texas, described as follows: 3.89 ACRES OUT OF LOT 28-10, WEST ADDITION TO SHARTLAND SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume L Page 36. Map Records, Hidalgo County, Texas.	SURVEYED DATE: 03/31/2021 JOB NO.: 210318 DRAWN BY: GTG CHECKED BY: J.R. REVISIONS:
		REGISTERED PROFESSIONAL ENGINEER JAVIER HINOJOSA STATE OF TEXAS LICENSE NO. 5303
		I, Jorge Hinojosa, a Registered Professional Engineer, do hereby certify the above information is a true and correct representation of the land as surveyed on 03/31/2021 under my direction. Date of Survey: 03/31/2021 State of Texas Professional Engineer's Name: JAVIER HINOJOSA License No.: 5303 City and State: MISSION, TEXAS 78501 Phone: (959) 818-1551 Fax: (959) 818-1547 R.P.L.S. No. 5303 The written consent and permission of the undersigned is given for the use of this map for all purposes permitted by law. Signature: [Signature] Title: Professional Engineer State: TEXAS Commission Expires: 03/31/2026

M1880-00-000-0019-00 (548255) RAMIREZ MARGARITA 2804 HIGHLAND PARK AVE MISSION TX 78574	M1880-00-000-0020-00 (548256) GASCON LYNN 2802 HIGHLAND PARK AVE MISSION TX 78574	M1880-00-000-0021-00 (548257) BELTRAN ABEL & ELIDA 2800 HIGHLAND PARK AVE MISSION TX 78574
M1880-00-000-0022-00 (548258) SAENZ BRIAN A 2801 HIGHLAND PARK AVE MISSION TX 78574	M1880-00-000-0023-00 (548259) CORPUS LINDA 2803 HIGHLAND PARK AVE MISSION TX 78574	W0100-00-026-0010-00 (317069) J.S KAWAMOTO LLC 2602 N BRYAN RD MISSION TX 78574
W0100-00-026-0010-02 (317071) SALDANA ALFREDO & CONCUELO G 1124 TEOFILO DR MISSION TX 78574	W0100-00-026-0010-03 (317072) R & B GENERAL CONSTRUCTION CO INC 805 N WARE RD MCALLEN TX 78501	W0100-00-026-0010-04 (317073) GUZMAN MARGARITO & MELVA JORGE ALBERTO GUZMAN 1113 TEOFILO DR MISSION TX 78574
W0100-00-026-0010-05 (317074) ALI ANIBAL & LETICIA 2613 N BRYAN RD MISSION TX 78574	W0100-00-026-0010-07 (317076) RUIZ MARIO A TREVINO 1402 E 28TH ST MISSION TX 78574	W0100-00-026-0010-08 (317077) GUZMAN JUAN 1107 TEOFILO DR MISSION TX 78574
W0100-00-026-0010-09 (317078) PUENTE JAMES LEE C/O JOHNNY LEE GRETCHNER & BARBARA 4712 W IVY AVE MCALLEN TX 78501	W0100-00-026-0010-10 (317079) GUZMAN VICTORIA 1118 TEOFILO DR MISSION TX 78574	W0100-00-026-0010-12 (516707) GUZMAN HORTENCIA 1119 TEOFILO DR MISSION TX 78574
W0100-00-026-0011-00 (317081) J.S KAWAMOTO LLC 2602 N BRYAN RD MISSION TX 78574	W0100-00-027-0010-05 (317134) PENA JAIME J & CATHERINE 6399 MORNING STAR DR APT 216 THE COLONY TX 75056	C0360-00-000-0014-00 (646876) DAVILA SERGIO & OLIVIA 1007 LAS BRISAS MISSION TX 78574
C0360-00-000-0015-00 (646877) LUNA JOE 2706 HIGHLAND PARK AVE MISSION TX 78574	C0360-00-000-0016-00 (646878) VILLARREAL LAURA & EDUARDO VELA 2704 HIGHLAND PARK AVE MISSION TX 78574	C0360-00-000-0017-00 (646879) ALVAREZ DEBRA L 2702 HIGHLAND PARK AVE MISSION TX 78574
C0360-00-000-0018-00 (646880) FLORES ROSBEL & MAGALY 2700 HIGHLAND PARK AVE MISSION TX 78574	C0360-00-000-0019-00 (646881) BARRAZA JOSE I & MARIA I CANTU 1006 LAS BRISAS DR MISSION TX 78574	S5303-00-000-0018-00 (686816) COLLAZO HECTOR 1007 E SOLAR DR MISSION TX 78574
S5303-00-000-0019-00 (686817) TORRES ARTHUR V 3606 S K LN MCALLEN TX 78503	S5303-00-000-0020-00 (686818) LOPEZ AZAEL A & LIZEHT D 2610 HIGHLAND PARK AVE MISSION TX 78574	S5303-00-000-0021-00 (686819) GARCIA BENITO & ESMERALDA 2608 HIGHLAND PARK AVE MISSION TX 78574
H2080-02-000-0001-00 (709035) RAMIREZ VICTOR A 1200 E 28TH ST MISSION TX 78574	H2080-02-000-0063-00 (710408) PEREZ GRISELDA M & TOMAS PEREZ 1201 E 28TH ST MISSION TX 78574	W0100-00-026-0010-16 (1351821) GUZMAN ANGEL ANTONIO 1107 TEOFILO DR MISSION TX 78574