

ITEM# 1.1

REZONING:

A tract containing 39.88 acres of land
being part or portion of Lot 26-11,
West Addition to Sharyland
AO-I to R-1A
J.S. Kawamoto, LLC

REVIEW DATA

The site is located approximately 1,280' North of E. Griffin Parkway on the eastside of N. Bryan Road.

SURROUNDING ZONES:

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

EXISTING LAND USES:

N:	Residential
E:	Residential & Vacant
W:	Residential
S:	Edinburg Main Canal
Site:	Single Family Home

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 62 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.

**SITE
LOCATION**

26-10

TEOLIFO DR. (PRIVATE)

EL DORAL

SUNRISE AVE.

200' H.C.I.D. No. 1

KICKAPOO CREEK

CONCHO ESTATES

RIO CONCHO

WOODLANDS

MARJEBRO

BRYAN RD.

E. 29th ST.

E. 28th ST.

HERITAGE PARK SUBD. PH II

LILAC AVE

ORANGE AVE

E. 28th ST.

HERITAGE PARK SUBD.

SUN TERRA SUB.

LAS BRISAS DR.

STEWART COVE

E. SOLAR DR.

26-11

26-12

MELINDA DR.

LILAC AVE.

THORNWOOD DR.

FALCON CREST

EDINBURG MAIN CANAL R.O.W.

HER-VILLA SUB.

W. RUSSELL AND NORMA
BARNES BIRDWELL SUBD.
(AGAPE SCHOOL)₂

E. 24TH ST.

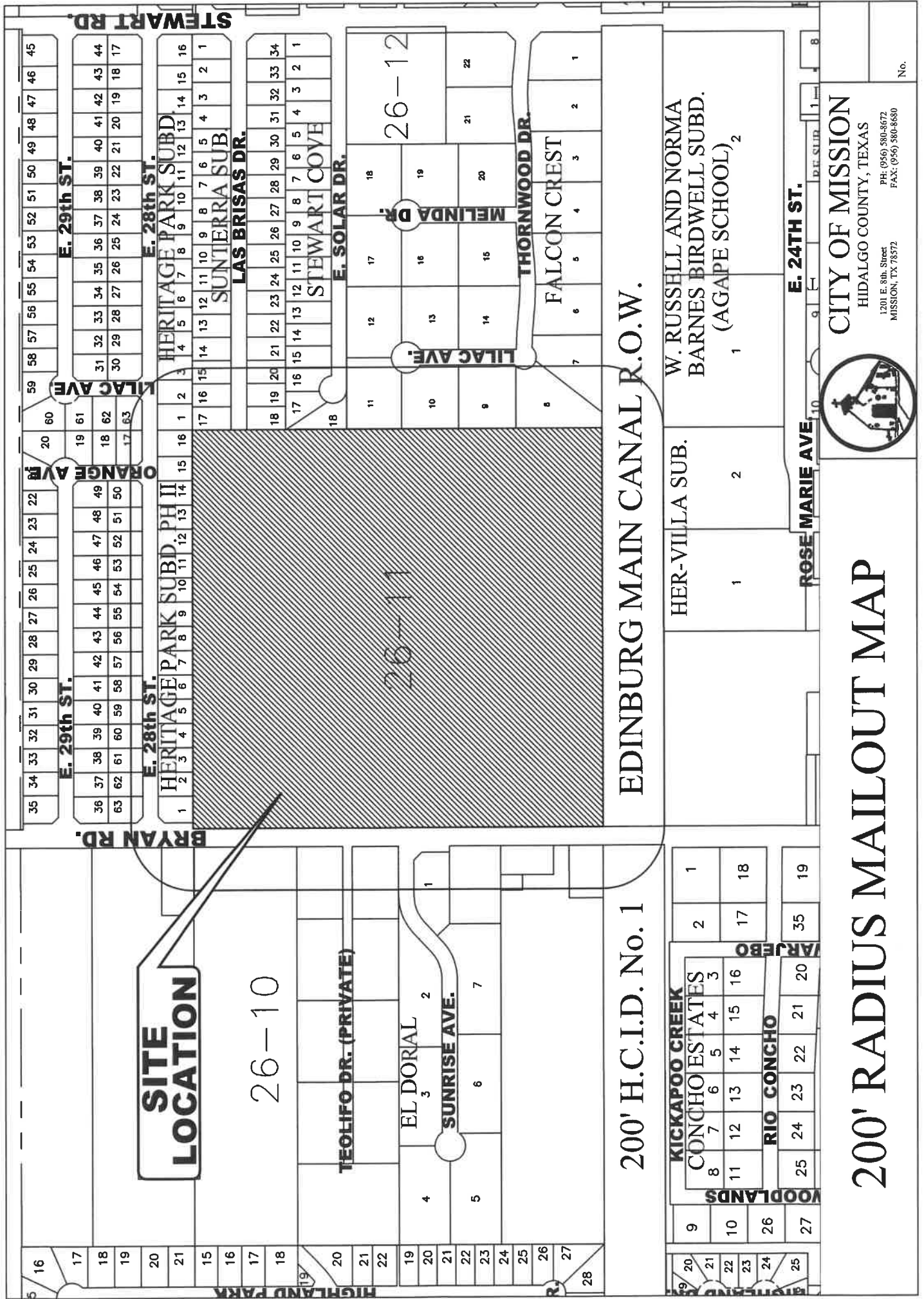
ROSE MARIE AVE



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 380-8680

No.



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-3672
FAX: (956) 380-8680

200' RADIUS MAILOUT MAP

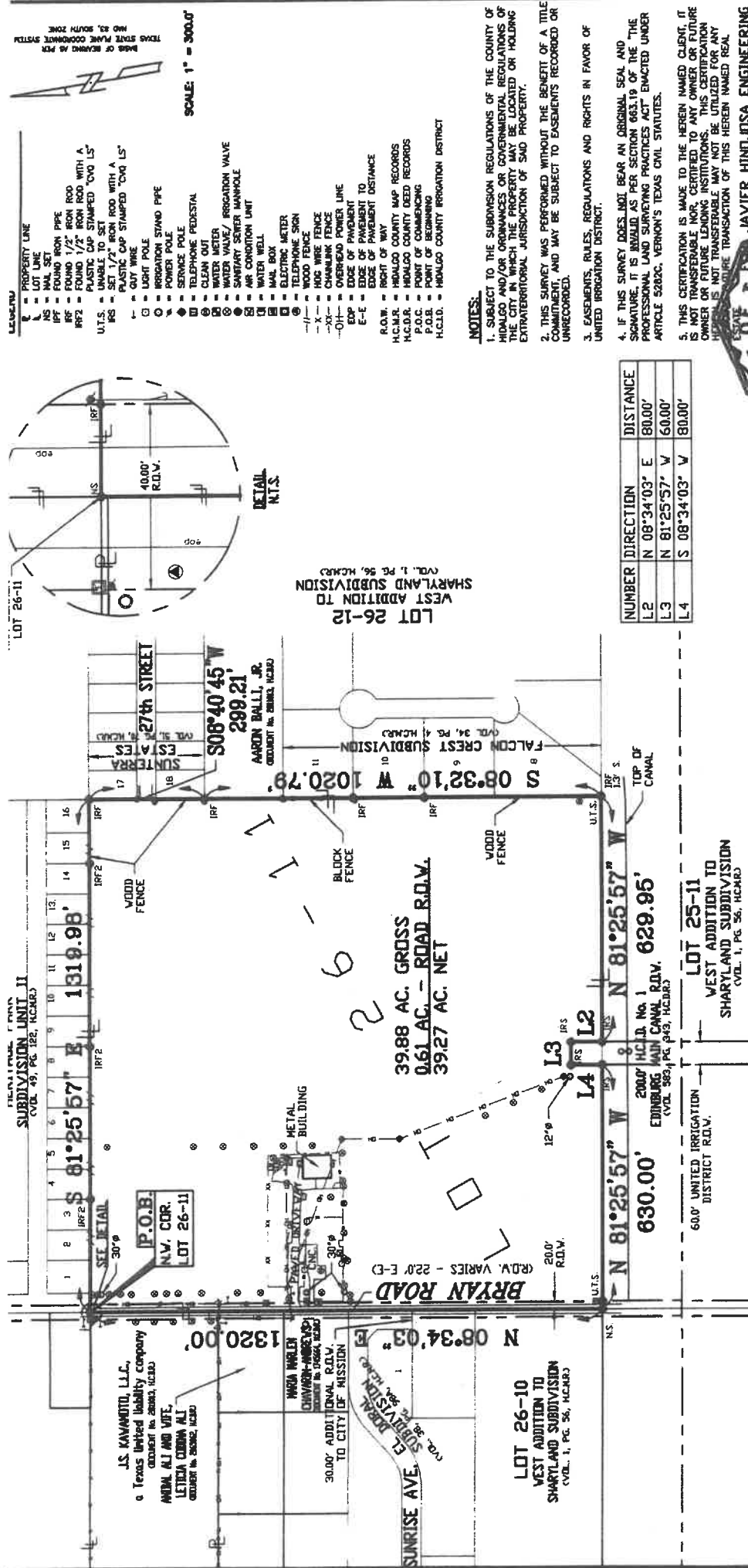
No.



**SITE
LOCATION**

E. 28TH ST.

N. BRYAN RD.



NUMBER	DIRECTION	DISTANCE
L2	N 08°34'03" E	80.00'
L3	N 81°25'57" W	60.00'
L4	S 08°34'03" W	80.00'

PROJECT INFORMATION
SURVEYED DATE: 03/31/2021
JOB NO.: 210318
DRAWN BY: GTG
CHECKED BY: J.R.
REVISIONS:

LEGAL DESCRIPTION

This plot is a true and correct representation of a survey made on the ground of the property located at: 2602 N. BRYAN ROAD, Mission, Hidalgo County, Texas, as described as follows: 36.88 ACRES OUT OF LOT 26-11, WEST ADDITION TO SHAWT AND SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume L. Page 58, Map Records, Hidalgo

FLOOD DESIGNATION

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.

LAND SURVEYING
LLC

517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
PH. (956) 618-1851
FAX (956) 618-1547
www.cogswells.com
TBEELS FIRM No. 10119608

do hereby certify the
of the land as
section,

E4251-00-000-0001-00 (580351)
LOPEZ ISMAEL & PAOLA
1116 SUNRISE LN
MISSION TX 78574

R4680-00-000-0000-00 (518361)
HIDALGO CO WATER CONTROL &
PO BOX 810
EDINBURG TX 78540

W0100-00-025-0011-15 (513369)
HIDALGO COUNTY WATER IMP DIST
PO BOX 867
MISSION TX 78573

W0100-00-026-0010-00 (317069)
J.S KAWAMOTO LLC
2602 N BRYAN RD
MISSION TX 78574

W0100-00-026-0010-01 (317070)
ANDREWS TIMOTHY RENARD
2509 N BRYAN RD
MISSION TX 78574

W0100-00-026-0010-02 (317071)
SALDANA ALFREDO & CONCUELO G
1124 TEOFILO DR
MISSION TX 78574

W0100-00-026-0010-05 (317074)
ALI ANIBAL & LETICIA
2613 N BRYAN RD
MISSION TX 78574

W0100-00-026-0010-06 (317075)
RGV VILLA DEVELOPMENT LLC
1231 VILLA ST
MISSION TX 78572

W0100-00-026-0010-07 (317076)
RUIZ MARIO A TREVINO
1402 E 28TH ST
MISSION TX 78574

W0100-00-026-0010-13 (521779)
HALL DAVID A
2501 N BRYAN RD APT 5
MISSION TX 78574

W0100-00-026-0010-15 (581967)
GLOBAL SIGNAL ACQUISITIONS IV LLC
PMB 331
4017 WASHINGTON RD
MCMURRAY PA 15317

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

F1550-00-000-0007-00 (598849)
RODRIGUEZ RIGOBERTO & RAQUEL L
1404 THORNWOOD DR
MISSION TX 78574

F1550-00-000-0008-00 (598850)
TELLEZ ROBERT JR & RAQUEL REBECC
1400 THORNWOOD DR
MISSION TX 78574

F1550-00-000-0009-00 (598851)
MAZLOUM FAISSAL & SABRIA BHIMJI
2501 LILAC AVE
MCALLEN TX 78505

F1550-00-000-0010-00 (598853)
BONILLA DAVID & NEYDA G
2505 LILAC AVE
MISSION TX 78574

F1550-00-000-0011-00 (598854)
CHIAMPOU MARK WILLAIM & JENNIFER
2509 LILAC AVE
MISSION TX 78574

H2080-00-000-0001-00 (665403)
GONZALEZ JAVIER
1400 E 28TH ST
MISSION TX 78574

H2080-00-000-0002-00 (665405)
CORTEZ FEDERICO RAMON JR
PO BOX 5673
MCALLEN TX 78502

H2080-00-000-0003-00 (665406)
GRUPO CCS LLC
713 W 30TH ST
MISSION TX 78574

H2080-00-000-0063-00 (665466)
PEREZ ISMAEL M & ALICIA CISNEROS G
2801 LILAC AVE
MISSION TX 78574

H2080-02-000-0001-00 (709035)
RAMIREZ VICTOR A
1200 E 28TH ST
MISSION TX 78574

H2080-02-000-0003-00 (710318)
CANTU ESNEL & MELISSA T
1204 E 28TH ST
MISSION TX 78574

H2080-02-000-0004-00 (710319)
MORENO LEOBARDO JAVIER ESCANDON &
1206 E 26TH ST
MISSION TX 78574

H2080-02-000-0005-00 (710320)
& CARRIZALES RENE & ELIZABETH C
1208 E 28TH ST
MISSION TX 78574

H2080-02-000-0006-00 (710321)
PASHANAMAEI KEEYAN & DEVON
1210 E 28TH ST
MISSION TX 78574

H2080-02-000-0007-00 (710322)
HERNANDEZ BELINDA
1212 E 28TH ST
MISSION TX 78574

H2080-02-000-0008-00 (710323)
DOVE HAROLD RUSSELL & MARIBEL O
1214 E 28TH ST
MISSION TX 78574

H2080-02-000-0009-00 (710324)
VACA JESUS SANTOS
1300 E 28TH ST
MISSION TX 78574

H2080-02-000-0010-00 (710325)
BURNS MAIRA
1302 E 28TH ST
MISSION TX 78574

H2080-02-000-0011-00 (710326)
RAMSA EQUIPMENT LLC
4613 N GLASSCOCK RD
PALMHURST TX 78573

H2080-02-000-0012-00 (710327)
GARZA DAVID JR & MARIA D ANZALDUA
1306 E 28TH ST
MISSION TX 78574

H2080-02-000-0013-00 (710328)
VUONG MINH & MONG CAM HUYNH
1308 E 28TH ST
MISSION TX 78574

H2080-02-000-0014-00 (710329)
RUIZ MARIO A TREVINO
1402 E 28TH ST
MISSION TX 78574

H2080-02-000-0015-00 (710330)
BELEN ANGEL R RAMOS
1312 E 28TH ST
MISSION TX 78574

H2080-02-000-0016-00 (710331)
EBEN EMMANUEL E
1314 E 28TH ST
MISSION TX 78574

H2080-02-000-0017-00 (710332)
MONTEMAYOR HECTOR C SR & KARLA
2800 ORANGE AVE
MISSION TX 78574

H2080-02-000-0050-00 (710382)
MONTENEGRO REMI LEON M & TANIA
1311 EAST 28TH ST
MISSION TX 78574

H2080-02-000-0051-00 (710384)
RODRIGUEZ FRANCO
1309 E 28TH ST
MISSION TX 78574

H2080-02-000-0052-00 (710386)
VILLARREAL JUAN & ISMENA GARZA
1307 E 28TH ST
MISSION TX 78574

H2080-02-000-0053-00 (710388)
RIVERA RENE E & MAGDA E
1305 E 28TH ST
MISSION TX 78574

H2080-02-000-0054-00 (710390)
QUATTRO GAMEZ CONSTRUCTION LLC
817 N WARE RD STE 6
MCALLEN TX 78501

H2080-02-000-0055-00 (710392)
NAVA CHRISTIAN JUDITH & JUAN ORLANDO
1301 E 28TH ST
MISSION TX 78574

H2080-02-000-0056-00 (710394)
ROQUE LEIDY HERNANDEZ & ANDRES
1215 E 28TH ST
MISSION TX 78574

H2080-02-000-0057-00 (710396)
HERNANDEZ COLLEEN C & JOSE C
1213 E 28TH ST
MISSION TX 78574

H2080-02-000-0058-00 (710398)
SKRETTA ADAM MICHAEL & MARLA LIZETTE
1211 E 28TH ST
MISSION TX 78574

H2080-02-000-0059-00 (710400)
LOZANO BIANCA L & WILLIAM I QUINTERO
1209 E 28TH ST
MISSION TX 78574

H2080-02-000-0060-00 (710402)
CHAPA DAVID & ANGELA GRACE
1207 E 28TH ST
MISSION TX 78574

H2080-02-000-0061-00 (710404)
PEREZ JUAN F
1205 E 28TH ST
MISSION TX 78574

H2080-02-000-0062-00 (710406)
MORALES GUSTAVO A & ANA I SALINAS
1203 E 28TH ST
MISSION TX 78574

H2080-02-000-0063-00 (710408)
PEREZ GRISELDA M & TOMAS PEREZ
1201 E 28TH ST
MISSION TX 78574

S7676-00-000-0015-00 (709977)
ALVAREZ SUE ELLEN
25910 ECHO MTN
SAN ANTONIO TX 78260

S7676-00-000-0016-00 (709978)
KLIPPEL ERIC J & ANNALEE SANCHEZ
3405 DAFFODIL AVE
MCALLEN TX 78501

S7676-00-000-0017-00 (709979)
IZAGUIRRE DULCE KARINA
1401 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0018-00 (709980)
VARGAS OLAAK ADONEY & LAURA MARI
1402 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0019-00 (709981)
LOPEZ CHARLES E
1404 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0020-00 (709982)
GARIBAY GABRIELA P & JORGE A RIOS
1406 LAS BRISAS DR
MISSION TX 78574

S6053-00-000-0015-00 (1371358)
SALINAS LEONEL JR & ROXANA
1407 E SOLAR DR
MISSION TX 78574

S6053-00-000-0016-00 (1371359)
OSORIO RAYMUNDO JR
1405 E SOLAR DR
MISSION TX 78574

S6053-00-000-0017-00 (1371360)
SARINANA ROBERT & KELLY ELIZABETH
1403 E SOLAR DR
MISSION TX 78574

S6053-00-000-0018-00 (1371361)
PAZ ARMANDO MARIANO ALVARADO
1401 E SOLAR DR
MISSION TX 78574