



MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: TABLED: Consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 10, 2026 – Application for rezoning submitted for processing.
- August 29, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- September 16, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission. The item was tabled.
- October 7, 2026 – Consideration by the Planning and Zoning Commission
- October 27, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse.
- The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road.
- The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet.
- The surrounding zoning is Single-family Residential (R-1) District in all directions.
- The minimum lot dimensions for R-2 zoning is 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot.
- The surrounding land uses include single-family homes in all directions but there are some legal non-conforming uses within the Johnson City subdivision.
- The neighborhood was developed in the 1980s prior to being properly subdivided. The property owners hired an engineering firm and properly subdivided the neighborhood in October 1990 dedicating the then private streets as public streets. The city subsequently annexed the subdivision in September of 1994.
- In March of 1995 the city rezoned the neighborhood as R-1 with the understanding that the existing mobile home units would be considered grandfathered.
- The subject property is vacant.

- The applicant submitted a packet with photos showing possible multifamily properties within the subdivision, but many of the buildings shown in the packet are single-family homes as per the Appraisal District with one water meter.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.
- Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning.
- A petition was submitted citing protection of the single-family character of the neighborhood, possible precedence to other R-2 zonings, traffic and infrastructure concerns. The petition was signed by 50 people and make up 58.35 percent of the property owners within 200 feet and 50.33 percent of the property owners within 400 feet.
- Due to House Bill 24 becoming State Law in 2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan and does not meet the minimum lot requirements.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

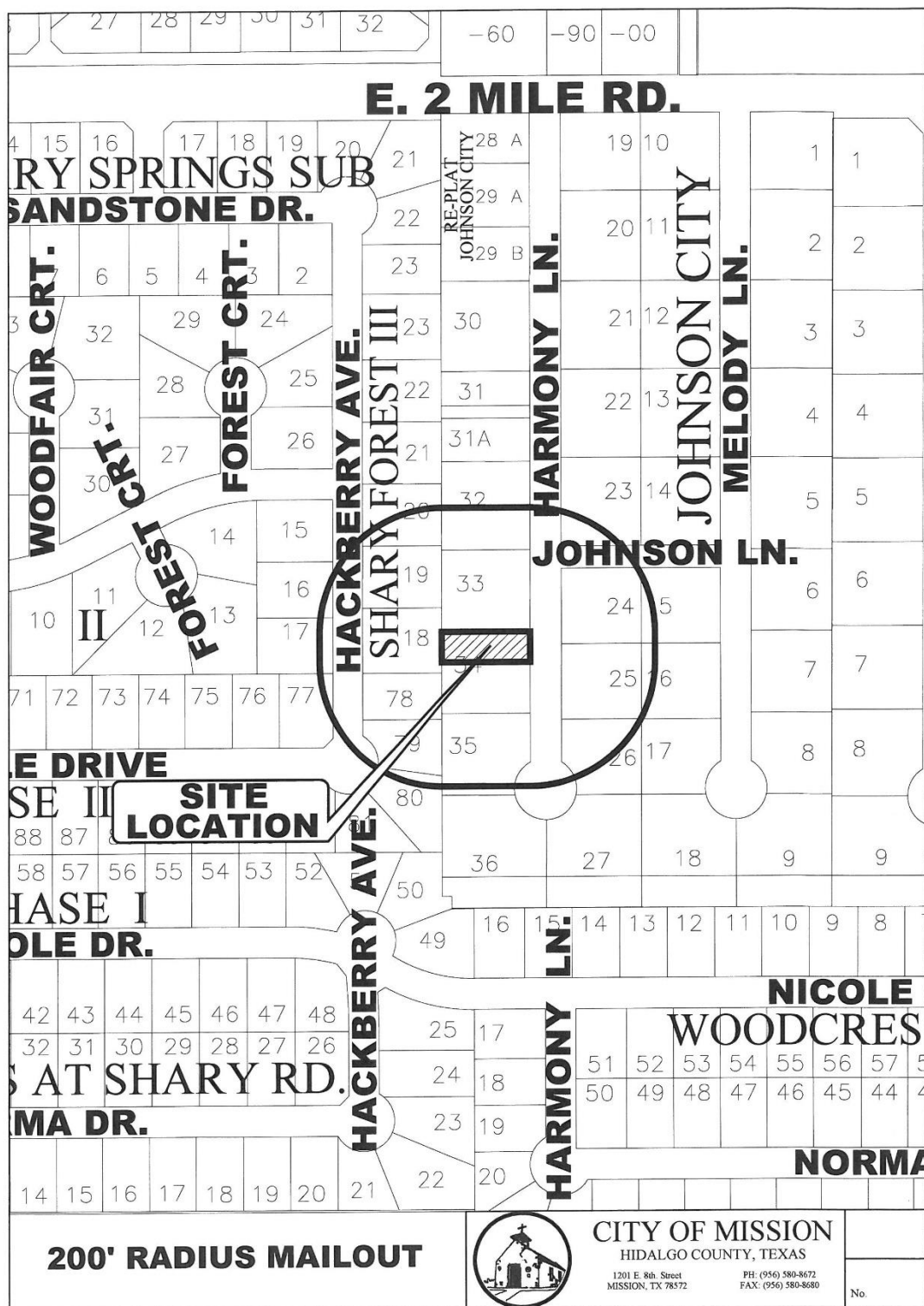
TABLED: _____

_____ AYES

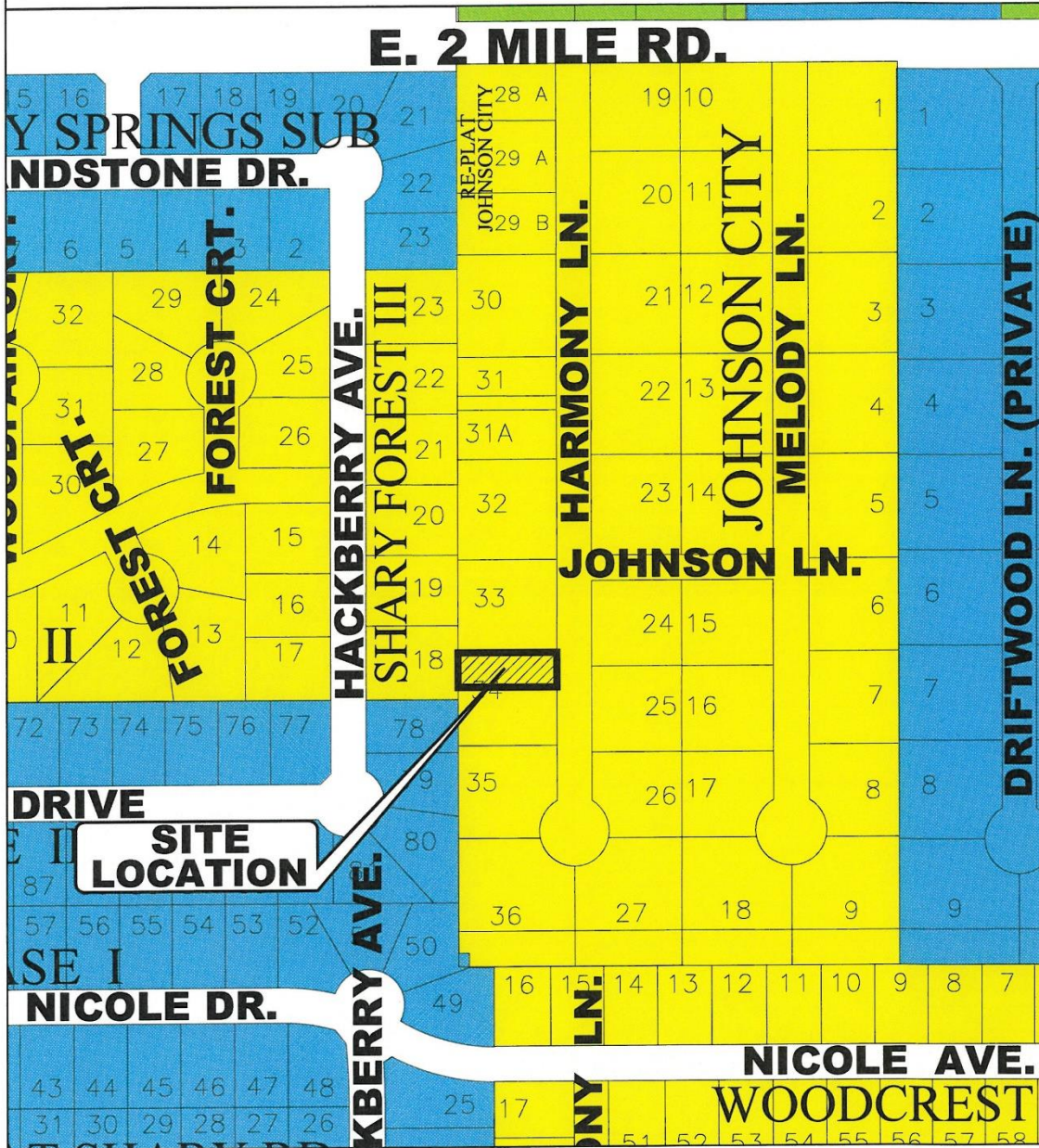
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



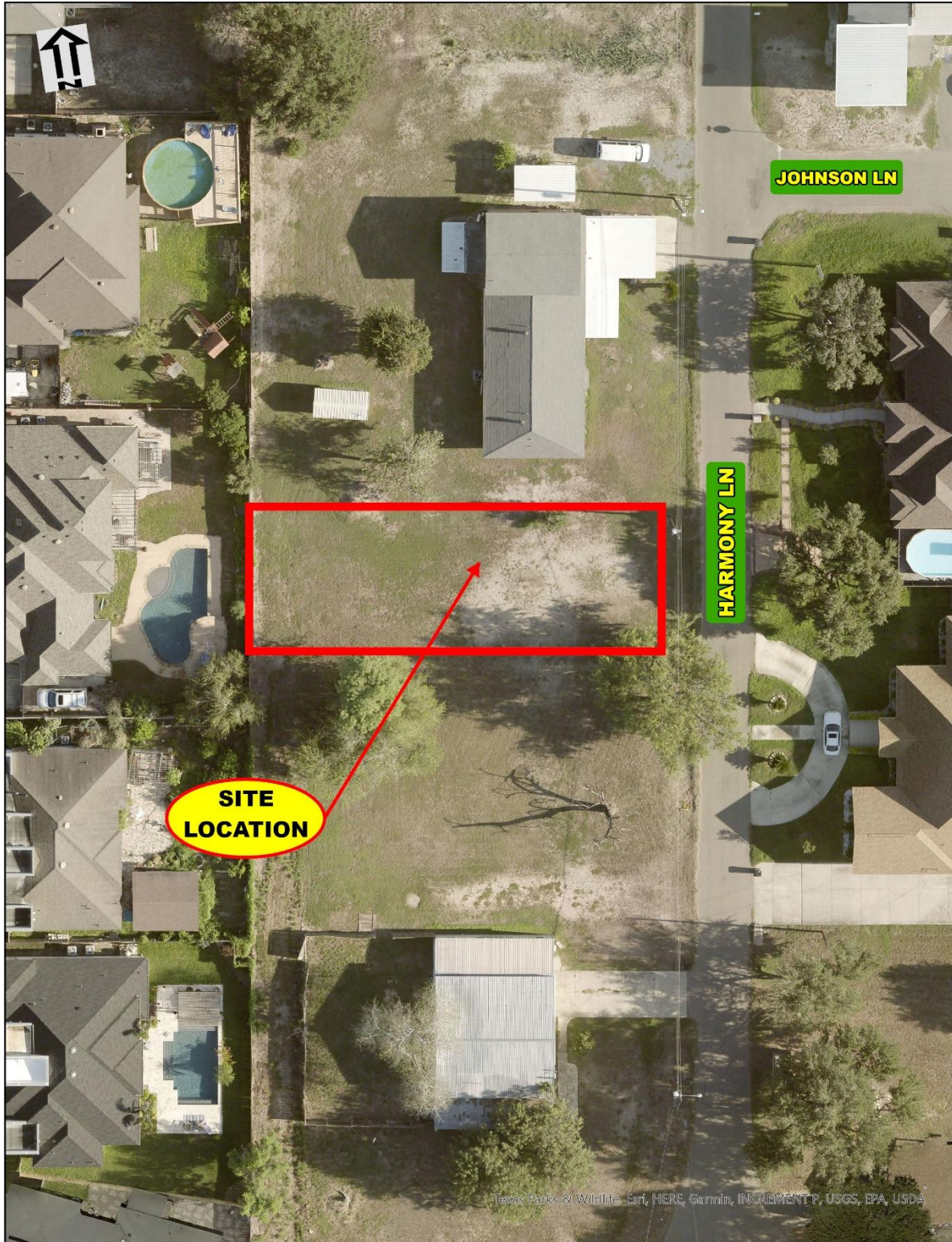
ZONING MAP



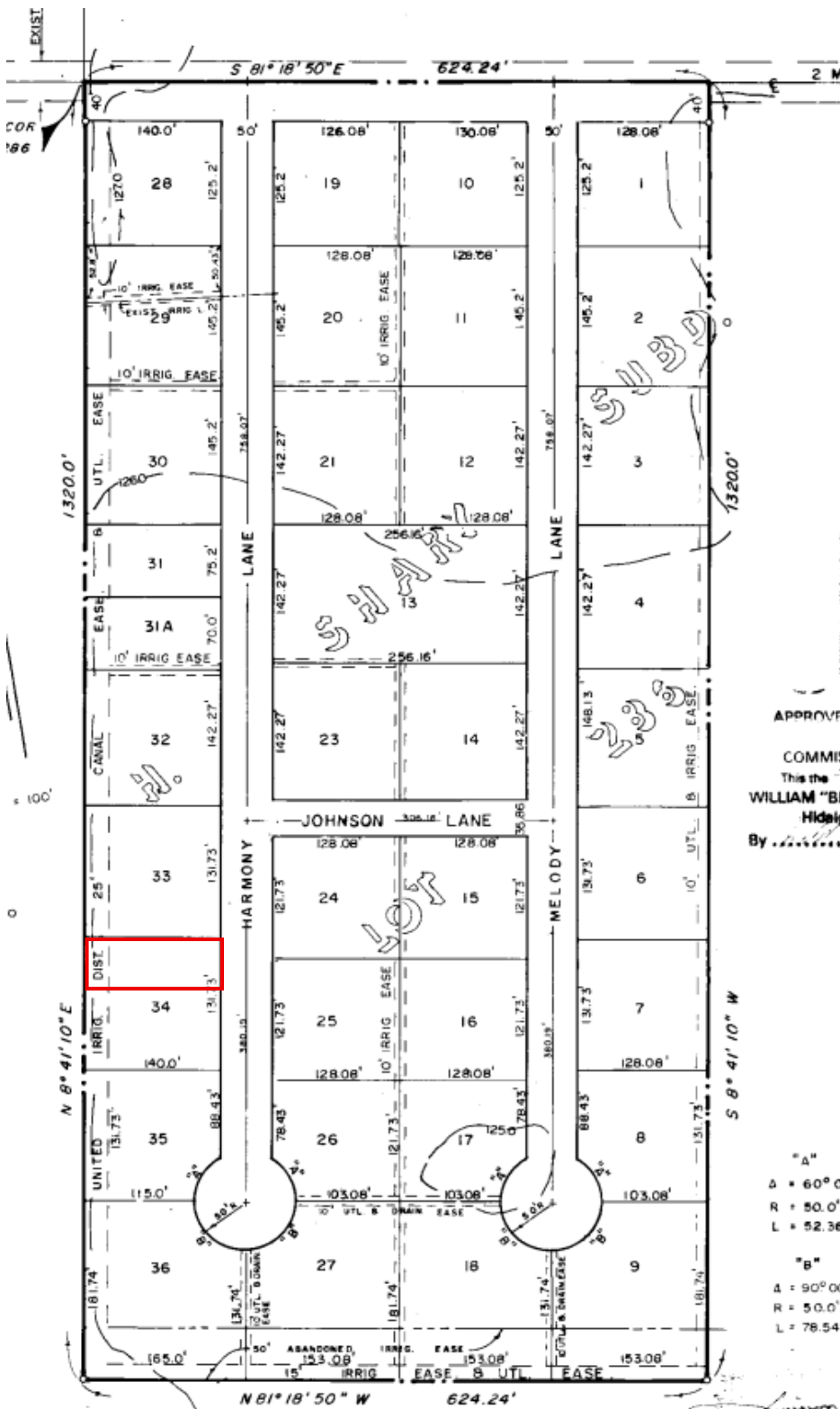
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

AERIAL PHOTO



SUBJECT PROPERTY FROM THE RECORDED PLAT



APPROVE
COMMITTEE
This the
WILLIAM "BILLY"
Hidalgo
By

$$\begin{aligned} \Delta &= 60^\circ \text{C} \\ R &= 50.0^\circ \\ L &= 52.36 \end{aligned}$$

"B"

A = 90.0°
R = 50.0°
L = 78.54

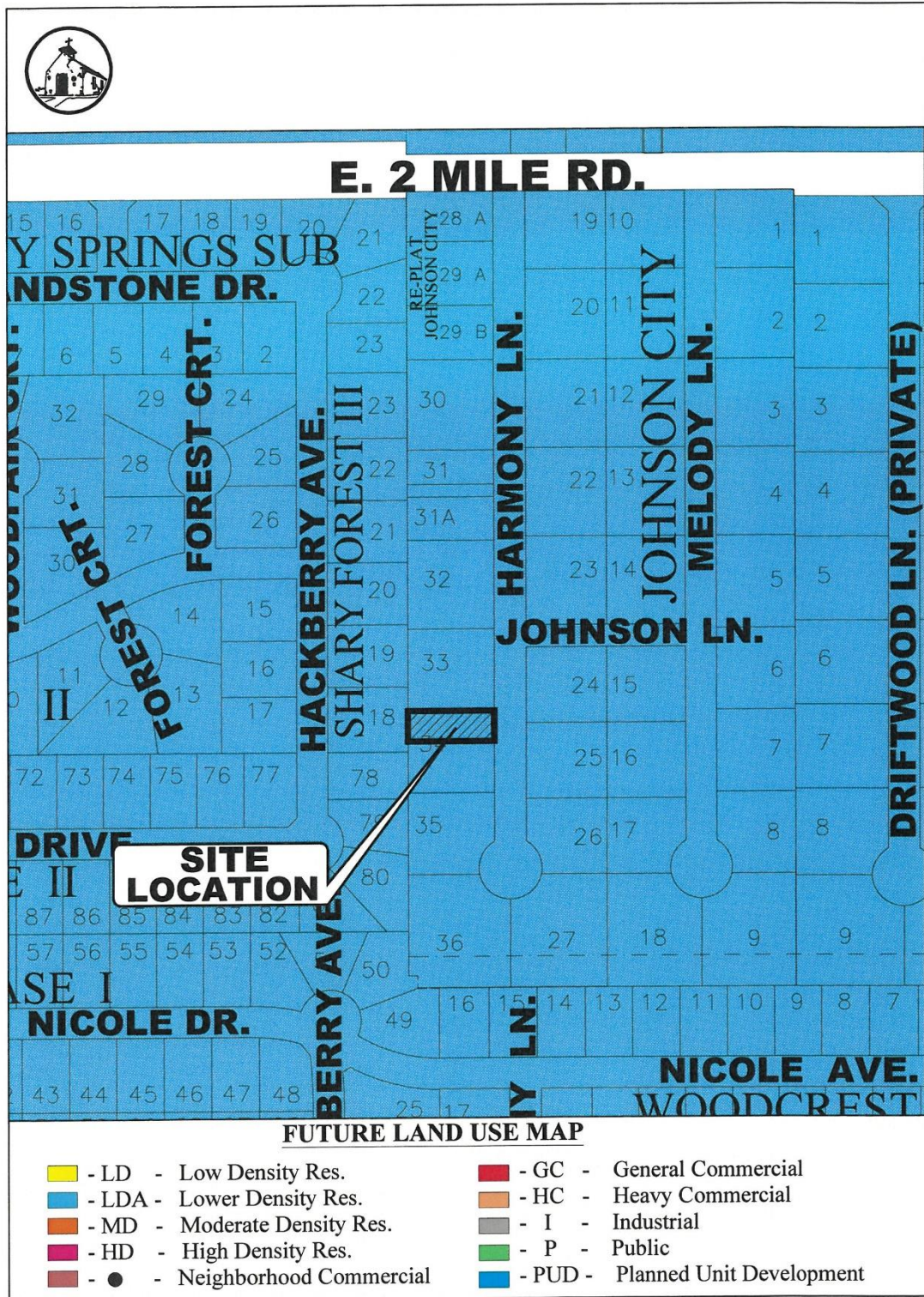
STATE OF TEXAS
COUNTY OF HIDALGO
KNOW ALL MEN BY THESE PRESENTS:

NOTE:

PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



OPPOSITION FLYER



PROTECT OUR JOHNSON CITY SUBDIVISION



♥ OUR HOMES. OUR NEIGHBORHOOD. OUR FUTURE. ♥



A PROPOSAL WOULD **REZONE**
PART OF OUR
JOHNSON CITY SUBDIVISION
FROM:

R-1
(SINGLE-FAMILY
RESIDENTIAL)



R-2
(HIGHER DENSITY
RESIDENTIAL)

THIS CHANGE
COULD ALLOW
APARTMENTS
AND **FOURPLEXES**
TO BE BUILT.

PROPOSAL NUMBER: REZ26-25

THIS COULD IMPACT OUR NEIGHBORHOOD:



OUR FAMILIES
& QUALITY OF LIFE



TRAFFIC
& PARKING



THE CHARACTER
OF OUR
NEIGHBORHOOD



PROPERTY VALUES
& INVESTMENTS



THE PEACE
OF OUR STREETS



OUR NEIGHBORHOOD: HARMONY LN & MELODY LN AREA



REZ26-25 proposes introducing
R-2 zoning within our R-1
neighborhood.



Residents are concerned about
the precedent this could create for
future R-2 requests.



**THIS IS ABOUT PROTECTING
OUR NEIGHBORHOOD AND
OUR FUTURE.**

Your voice makes a difference!

P&Z PUBLIC HEARING



~~TUESDAY~~ *Wednesday*
SEPTEMBER 16, 2026
5:30 PM

Your voice matters.

Let's make sure our Johnson City Subdivision
has a voice in decisions that affect our
homes and future.

CAN'T ATTEND?
CALL MISSION

PLANNING DEPARTMENT



956-580-8672

YOUR CALL CAN MAKE A DIFFERENCE!

WHAT TO SAY (SUGGESTED):

"Hello, my name is _____ and I live in the
Johnson City Subdivision (Harmony Ln / Melody Ln).
I urge the City of Mission Planning Department to
VOTE NO on the proposed rezoning from R-1 to R-2.
Please **PROTECT** our neighborhood by keeping it
single-family residential. Thank you."



STAY INFORMED. GET INVOLVED. MAKE A DIFFERENCE.

Together, we can keep our Johnson City Subdivision
a great place to live—today and for generations to come.



PLEASE SHARE WITH YOUR NEIGHBORS!



PETITION IN OPPOSITION

JOHNSON CITY NEIGHBORHOOD

RESIDENT PETITION — PROTECT OUR R-1 SINGLE-FAMILY NEIGHBORHOOD

Current Proposal: REZ26-25 • Requested R-1 to R-2 Duplex/Fourplex Rezoning

Property identified in the current proposal: 3004 Harmony Ln.

We, the undersigned residents and property owners of the Johnson City neighborhood, respectfully ask the City of Mission Planning & Zoning Commission and City Council to **deny REZ26-25** and preserve the existing **R-1 Single-Family Residential** character of our neighborhood.

Our concern is **not directed at an individual property owner**. Although the current request identifies 3004 Harmony Ln., our concern is the broader effect of introducing R-2 Duplex/Fourplex zoning into an established R-1 neighborhood and the precedent it could create for future rezoning requests.

OUR CONCERNS INCLUDE:

- Protect the established **single-family character** of Johnson City.
- Potential for additional **duplex/fourplex rezoning requests** in the future.
- Potential increases in **traffic, parking demand, and driveway activity**.
- Potential **drainage, stormwater, grading, and development-density** impacts.
- Whether R-2 zoning is consistent with the City's **Future Land Use Map and surrounding zoning**.

OUR REQUEST TO THE CITY: Deny the proposed R-1 to R-2 zoning change in REZ26-25 and preserve Johnson City as an R-1 single-family residential neighborhood.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Alay & Claudia Soto	3007 Harmony Ln	[Signature]
2	Jose + Mary Rubio	3005 Harmony Ln.	[Signature]
3	Ron & Dymia Kunkel	2603 E. M. Rd	[Signature]
4	Norma & Conale	3102 Melody Lane	[Signature]
5	Xavier Maldonado	3104 Melody Ln.	[Signature]
6	Janie Maldonado	3104 Melody Ln	[Signature]
7	Ruben J. Cavales	3102 melody Ln	[Signature]
8	B. Genevieve Chapa	3003 Harmony Ln	[Signature]
9	Felipe de J. Sarguis	3104 Harmony Ln.	[Signature]
10	Josefina Guerra	3000 Harmony Ln.	[Signature]
11	Victor P. Acuña	3000 Harmony Ln.	[Signature]
12	Deisy P. Lopez	3001 Harmony Ln.	[Signature]
13	Damian Lopez	3001 Harmony Ln	[Signature]
14			
15			

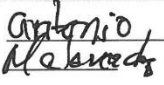
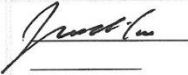
P&Z; PUBLIC HEARING: Wednesday, September 16, 2026 — 5:30 PM

Mission Planning Department: 956-580-8672 | Reference REZ26-25

PETITION IN OPPOSITION

3004 Harmony lane
Mission, Tx. 78574

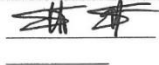
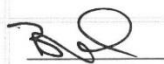
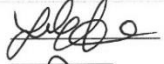
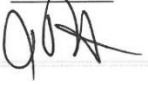
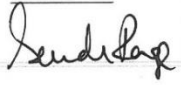
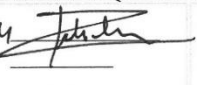
PETITION SIGNATURE TABLE

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9/12/26	Santana Rodriguez	3006 Melody Lane Lot #15		Yes
9/12/26	Alma Rodriguez	3006 Melody Lane Mission, Tx.		Yes.
9/12/26	Tony Melendez	3002 B Melody Lane Lot #9		Yes
9/12/26	Dustin Rangel	3004 Melody lane Lot #16		Yes
9/12/26	Consuelo Canales	3000 Melody lane Lot #14		Yes
9/12/26	Pajita Solano	3108 Melody Ln. Lot #10		Yes
9/12/26	Vicente Solano Jr	3108 Melody Ln. Lot 10		Yes

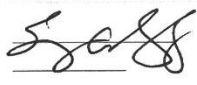
PETITION IN OPPOSITION

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PETITION SIGNATURE TABLE

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9-12-26	Selenia Solano	3108 Melody Ln Mission TX 78574 Lot #10		✓
9/12/26	Gilbert Soenz	3101 Melody Ln Mission TX 78574 Lot #5		✓
9/12/26	Benson Vail	3000 Melody Lane		✓
9/12/26	Edilia Vail	3000 Melody Ln		✓
9/12/26	Lucy Hilgenfeld	3003 Melody Ln		✓
9/12/26	John Hilgenfeld	3000 Lot #8 Melody Ln		✓
9/12/26	Sandra Rauge	3004 Melody Ln Mission TX Lot 16		✓
9/12/26	Melissa Villarreal	Lot #20 mission TX 3006 Hackberry Ave		Yes
9-12-26	Ricardo Saldivar	3004 Hackberry Mission TX 78574 Lot #19		Yes

PETITION IN OPPOSITION

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9/12/26	Tam-Mhu Huynh	3000 Hackberry Ave Mission TX 78574 Lot 79		Yes
9/12/26	Sonya Gonzalez	3100 Hackberry Ave Mission TX 78574 Lot #20		Yes
9-12-26	Omar Almaguer	3100 Hackberry Ave Mission, TX Lot #20		Yes
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PETITION IN OPPOSITION

We, the undersigned, are signing this petition to notify the City of Mission that we are against the reclassification of property legally described as the North 49.00 of Lot 34, Johnson City Subdivision; The Property is located at 3004 Harmony Lane, Unit A from (R-1) Single Family Residential District to (R-2) Duplex-Fourplex Residential District. Page 1

Printed Name	Signature	Address	Phone #	Registered Voter Y or N
Juan A. Guebara Jr.		3100 Harmony Ln MISSION TX 78574	(956) 457-0668	Y
Pablo Gomez		3105 HARMONY LN. MISSION TX	(956) 348-9990	
ELSA GOMEZ		3105 HARMONY LN MISSION TX	(61) 978-7777	
Ruby Gomez		3108 HARMONY MISSION TX	1	
MARIA G. PEREZ		3108 HARMONY LN	(956) 566-5766	
Glory Gomez		3105 HARMONY LN MISSION TX	1	
Sophie Gomez				14yrs
Helen Walker		3006 Harmony Ln	581-4608	Y
Laurence Flathmann		3002 Harmony Ln	415-758-1331	N
Kim Flathmann				
Jonathan	Jonathan Flathmann			10/12
Kanna	Kanna Flathmann			13

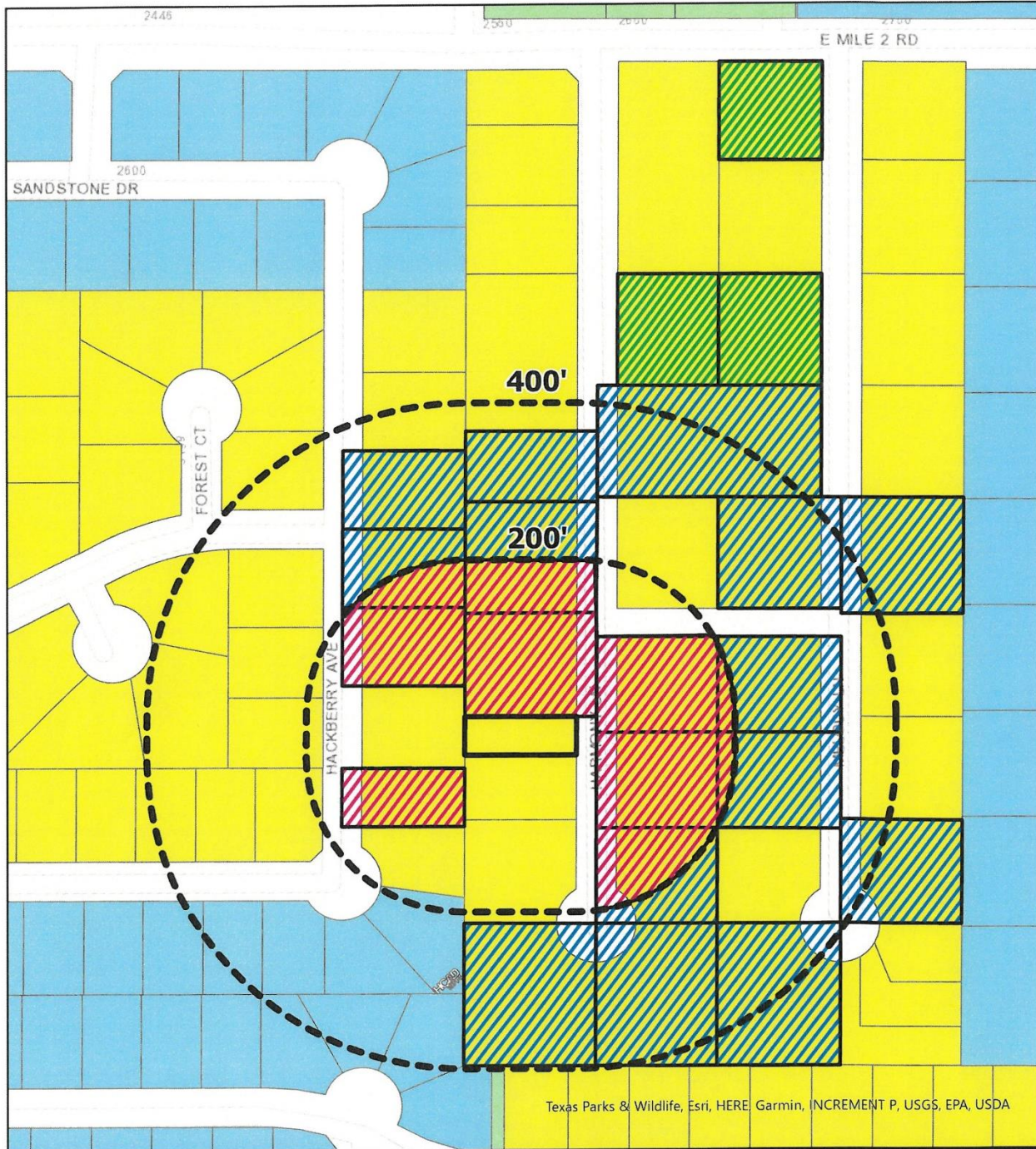
Not
Owners
of property

PETITION IN OPPOSITION

We, the undersigned, are signing this petition to notify the City of Mission that we are against the reclassification of property legally described as the North 49.00 of Lot 34, Johnson City Subdivision; The Property is located at 3004 Harmony Lane, Unit A from (R-1) Single Family Residential District to (R-2) Duplex-Fourplex Residential District. Page 1

[illegible]

OPPOSITION MAP



N 0 160 Feet 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY OPPOSITION WITHIN 200' OPPOSITION WITHIN 400' OPPOSITION OUTSIDE RADIUS	AGRICULTURAL OPEN INTERIM (AO - 1) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	This map has been produced by the City of Mission for the sole purpose locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.
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OPPOSITION CALCULATIONS

REZ 26-25

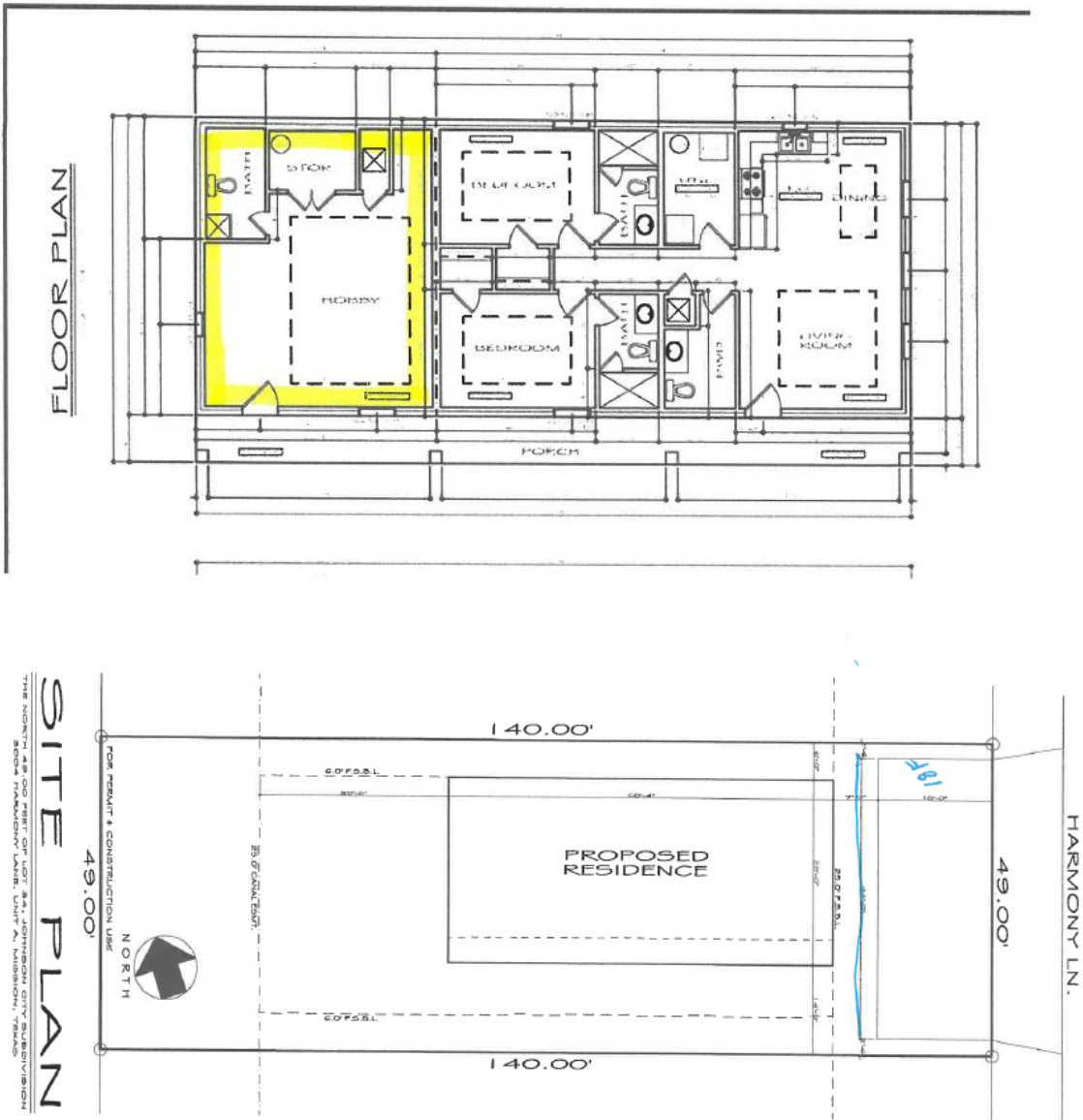
Area of 200 ft. Radius and Subject Property	4.77 Acres
Area of Subject Property	0.16 Acres
Notification Area	4.61 Acres
Area of Opposition	2.69 Acres

$$2.69 \text{ acres} / 4.61 = .5835 = 58.35\%$$

Area of 400 ft. Radius and Subject Property	15.16 Acres
Area of Subject Property	0.16 Acres
Notification Area	15 Acres
Area of Opposition	7.55 Acres

$$7.55 \text{ acres} / 15 = .5033 = 50.33\%$$

PROPOSED SITE PLAN AND FLOOR PLAN SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

9/1/26, 1:47 PM

3005 Melody Lane, Mission, TX 78574-9783 Sold 02/20/2023

Tax

Owner Information

Owner Name:	Valencia Ruben Sr	Mailing Address:	5104 N 38th St
Tax Billing City & State:	McAllen Tx	Tax Billing Zip:	78504
Tax Billing Zip+4:	5239	Owner Occupied:	A

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	Johnson City
Census Tract:	020303	Neighborhood Code:	JOHNSON ESTATES
Zip Code:	78574	Location City:	Mission
Carrier Route:	R004	Zip + 4:	9783

Tax Information

APN:	J6200-00-000-0007-00	Alt. APN:	R498645
Tax Geo ID:	J620000000000700	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	74
Lot #:	7		
Legal Description:	JOHNSON CITY, LOT 7		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	\$384,924	\$385,108	\$385,108
Market Value - Land	\$92,791	\$65,797	\$65,797
Market Value - Improved	\$262,133	\$319,311	\$319,311
Assessed Value - Total	\$354,924	\$385,108	\$385,108
YOY Assessed Change (\$)	-\$30,184	\$	
YOY Assessed Change (%)	-8%	0%	

Tax Year	2025	2024	2023
Total Tax	\$8,567.87	\$9,296.51	\$9,163.26
Change (\$)	-\$729	\$133	
Change (%)	-8%	1%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	\$1,980	.558
Drainage District #1	Actual	\$399	.1123
Hidalgo County	Actual	\$2,041	.575
South Texas College	Actual	\$575	.162
Sharyland ISD	Actual	\$3,398	.9575
South Texas School	Actual	\$175	.0492

Characteristics

Universal Land Use:	Multi Family Dwelling	State Use:	Multi-Family Residential
Lot Width:	132	Lot Depth:	128
Lots Acres:	0.387	Building Sq Ft:	3,456
Bedrooms:	5	Total Baths:	5
Full Baths:	5.000	Cooling Type:	Central
Heat Type:	Central	Parking Type:	Garage
Garage Size:	0	Parking Size Sq Ft:	648
Roof Material:	Composition Shingle	Shape of Roof:	HIP
Interior Wall Material Type:	DRYWALL	Exterior:	Brick
Foundation:	Slab	Floor Covering Material:	TILE
Year Built:	1998		

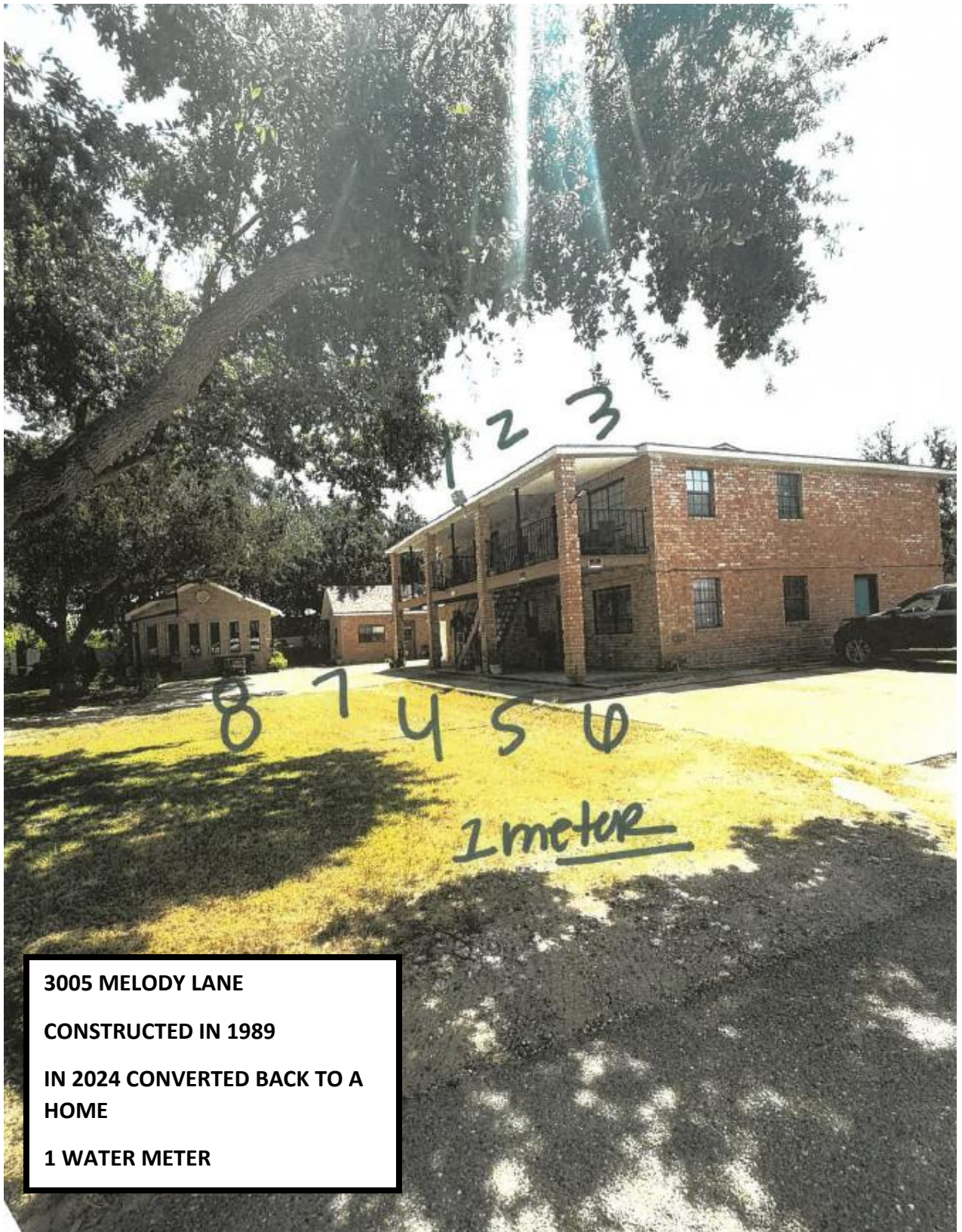
Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Apartment	S	1,728			1989	
Canopy	S	384			1989	
Apt 2nd Fl	S	1,728			1989	
Balcony	S	384			1989	
Garage	S	648			1989	
Shop	S	600			1989	
Shed	S	625			1998	
Storage	S	48			1998	
Storage	S	80			1998	
Concrete Av	S	1,600			2004	

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



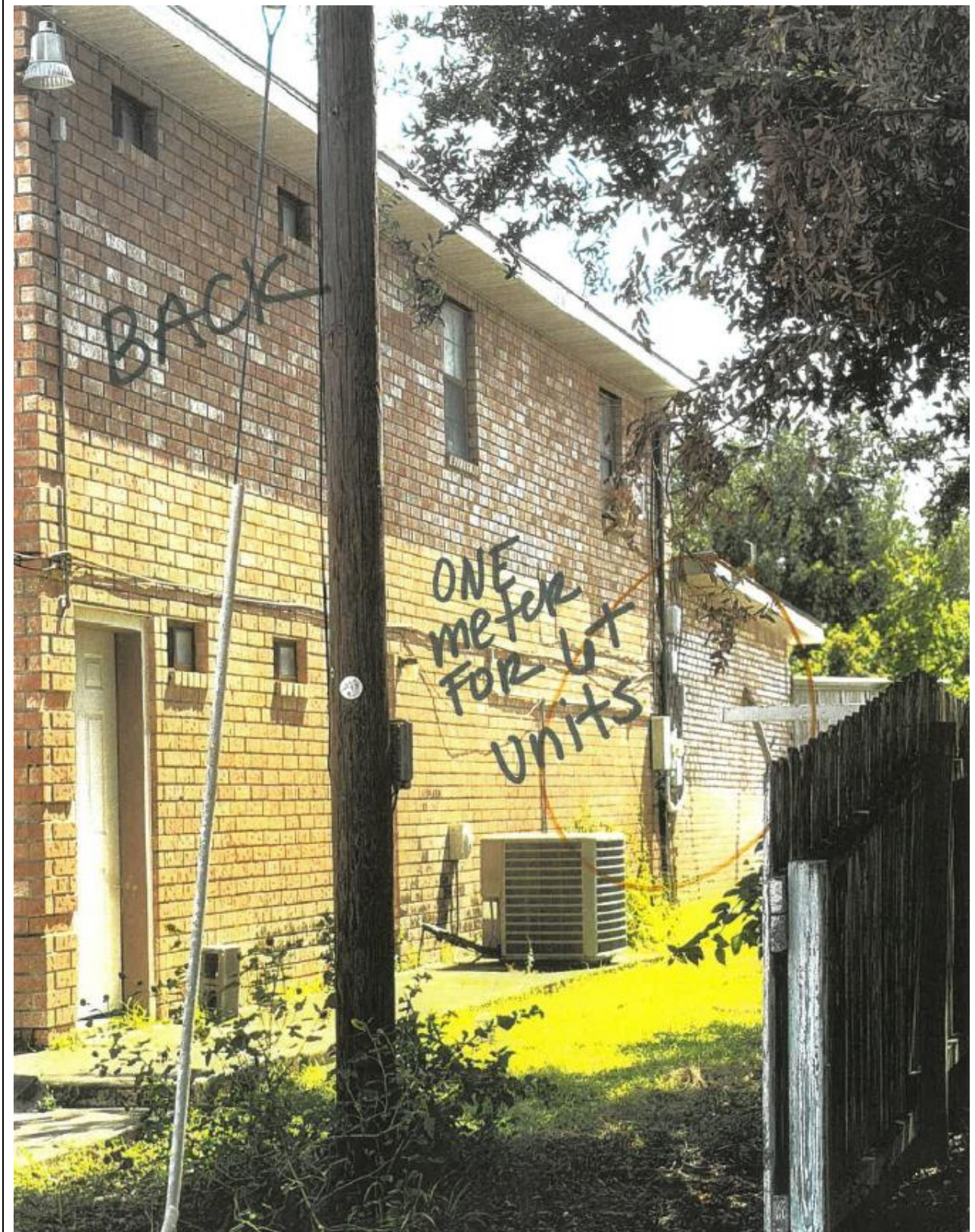
3005 MELODY LANE

CONSTRUCTED IN 1989

IN 2024 CONVERTED BACK TO A
HOME

1 WATER METER

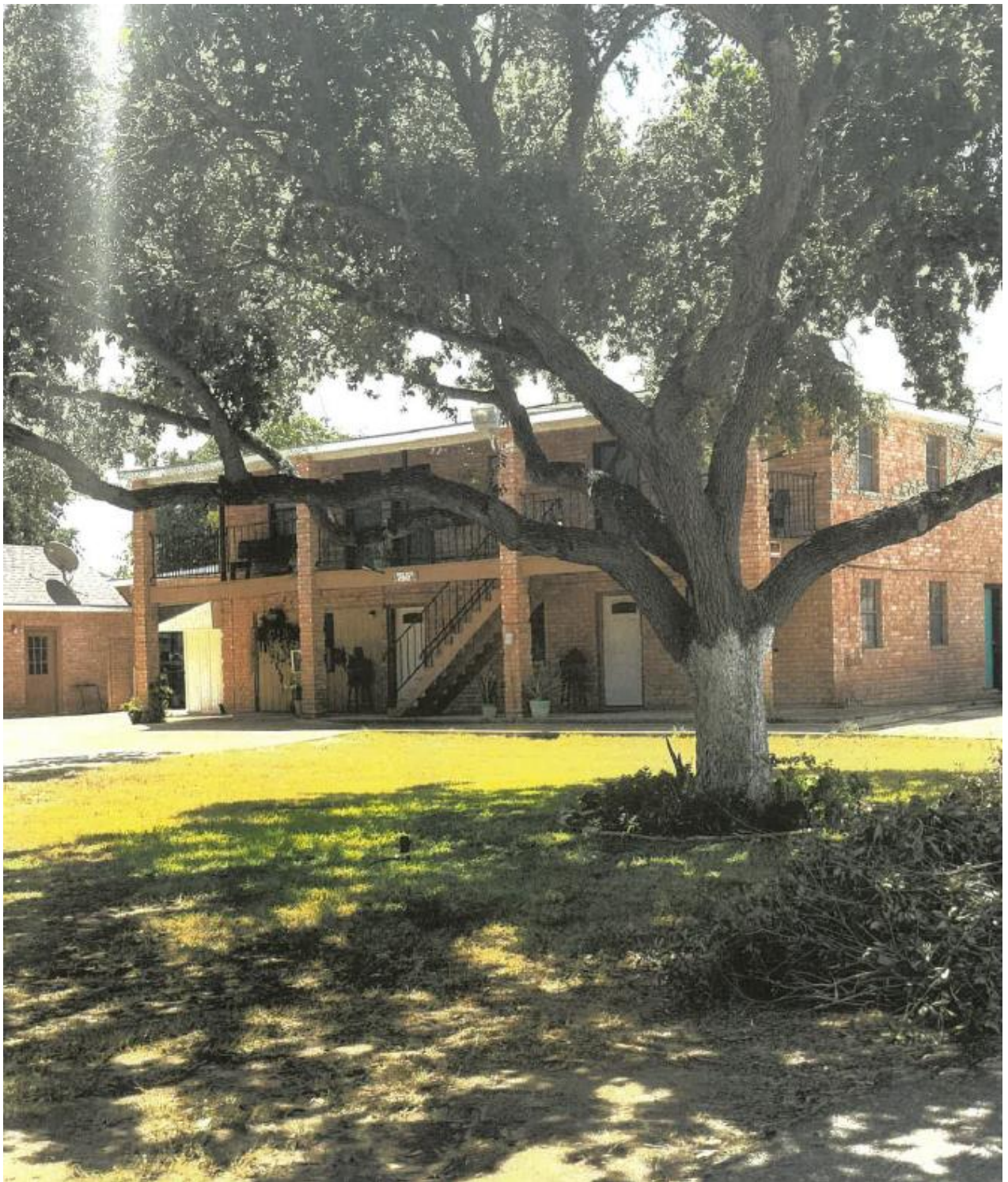
INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



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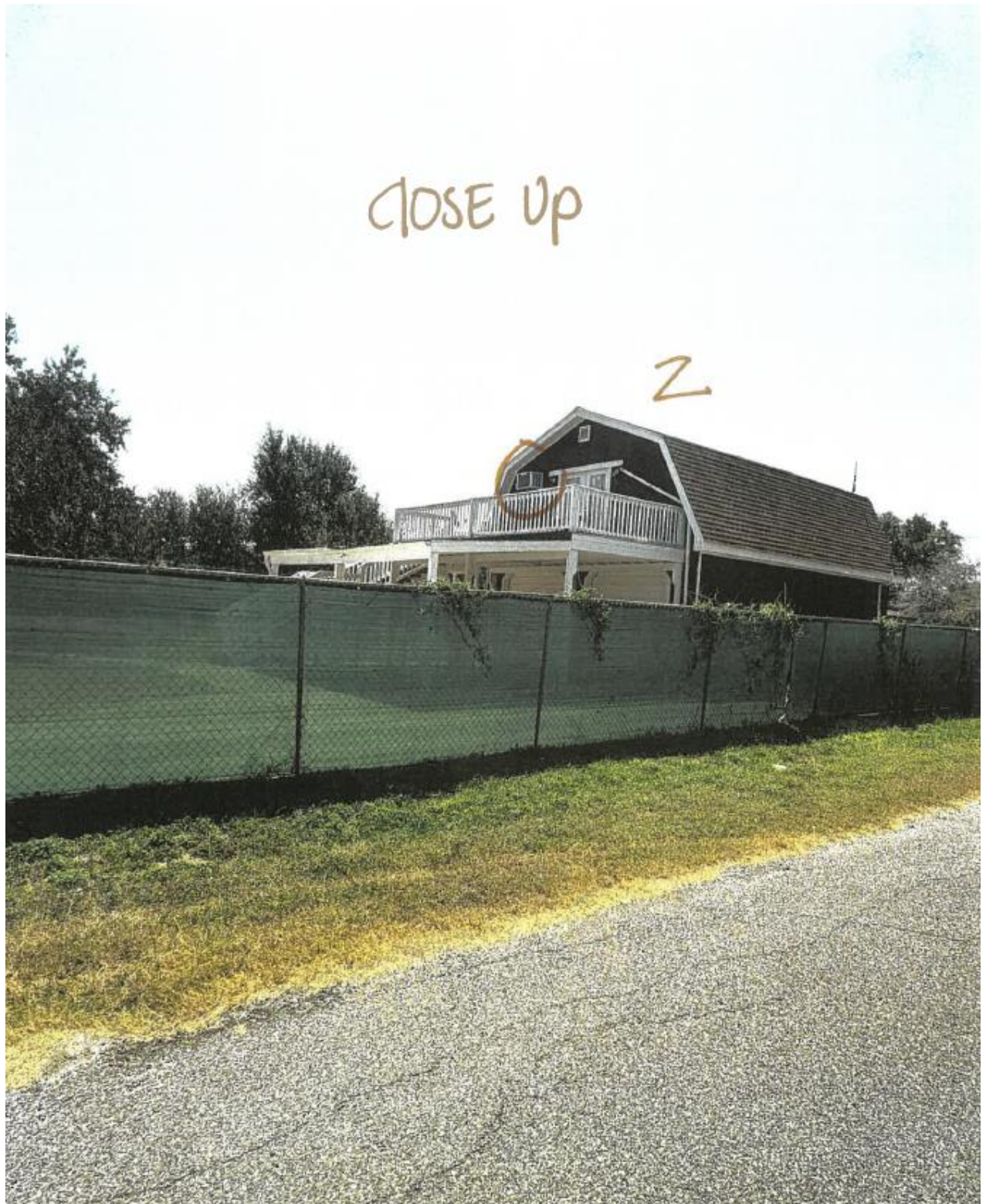
3109 HARMONY LANE

CONSTRUCTED IN 1987

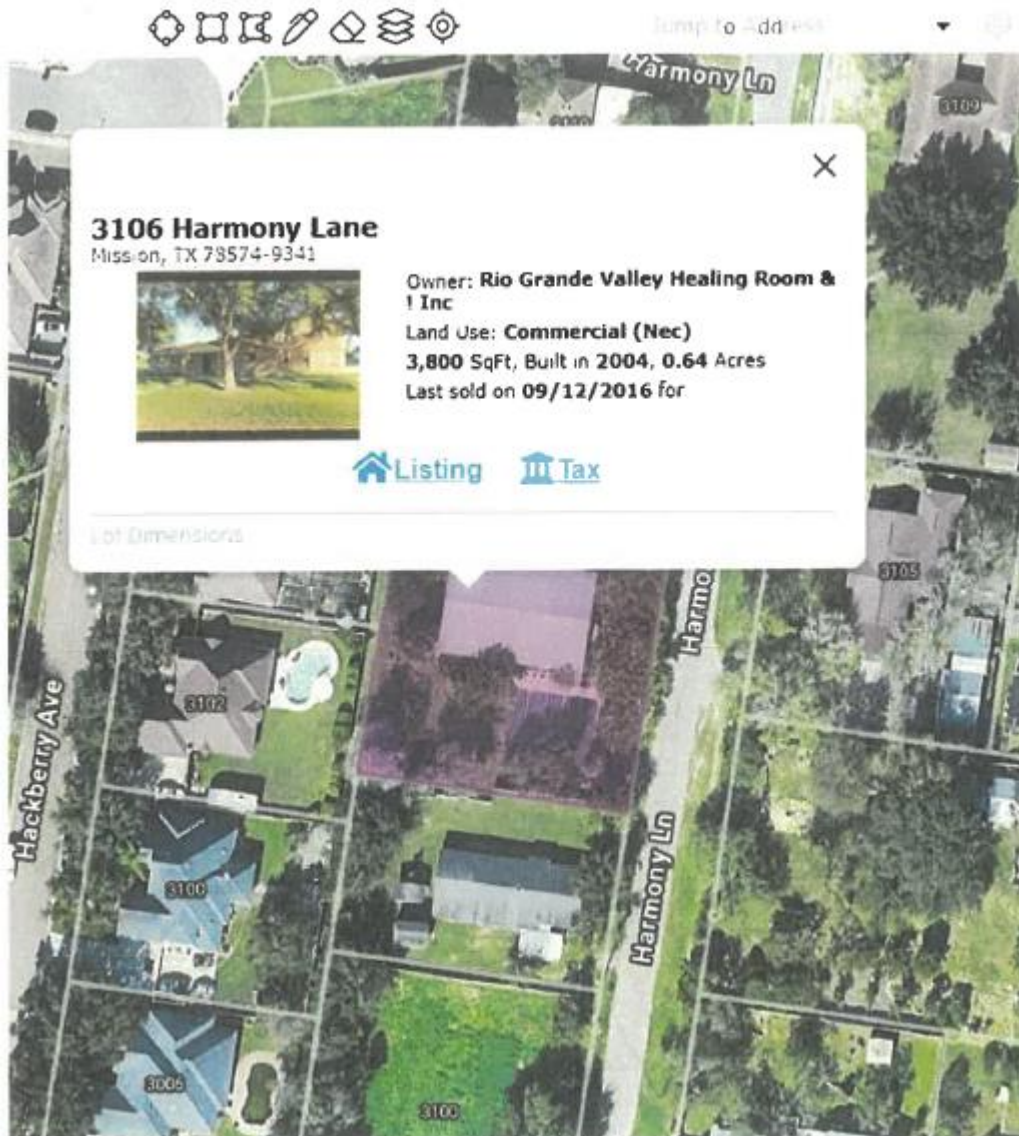
**AS PER THE APPRAISAL DISTRICT
CLASSIFIED AS A SINGLE-FAMILY
HOME**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



BUILT IN 2003

**A CHURCH CAN BE BUILT IN ANY
ZONING AS PER FEDERAL LAW**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

3104 Harmony Lane, Mission, Texas 78574

Listing

			
R / MLS #: 187489 (Sold)		List Price: \$94,900	
Sold Price: \$90,000		3104 Harmony Lane, Mission, TX 78574	
Selling Office: Spartan Real Estate		Financing: Cash	
Seller Concessions: \$0		Selling Agent: Christina J. Pineda	
Non Allowables: No		Non-Realty Items \$: \$0	
SP/SqFt: 50.90		Buyer Closing Costs/Prepays: No	
Repairs: No			
Bedrooms: 3		County: Hidalgo	
Baths: 2		School District: Sharyland ISD	
1/2 Baths: 0		Elementary Sch: Garza	
Foyer: Yes		Middle School: Sharyland North Junior	
Living Area: 1		High School: Sharyland H.S.	
Dining Area: 1		Subdivision: Johnson City	
Maid Qtrs: No		POA/HOA: No	
# Stories: 1.00		Mandatory: \$0 Pd	
Pool: No No Pool		POA/HOA Fees: \$0 Pd	
Area: Mission		Lot Dimensions: 90X140	
Living SqFt: 1,768		Lot SqFt: 12,600	
SqFt Source: HidalgoCAD		Acres: 0.29	
Tax GEO ID: J6200-00-000-031A-00		Year Built: 1986	
Base Taxes: \$2,351		Yr Built Source: HCAD	
		Tax Year: 16	

Showing Instructions: Use ShowingTime
 Directions: FROM 495 N. ON SHARY RD., EAST ON 2 MILE TO HARMONY LANE
 Legal Description: Johnson City, Lot 31A

Garage/Carport: Attached, No Garage, Rear Entry	Flooring: Carpet, Tile
Garage Spaces: 0.00	Foundation: Slab
Main Suite: Tub/Shower Combo	Roof: Composition Shingle
Interior Features: Built-ins, Cable TV, Ceiling Fans	Countertops: Laminate
Appliances: Stove/Range-Electric Coil	Non-Conveyances: N/A
Special Features: Gutters/Spouting, Mature Trees, Storage Building, Workshop	Exterior Siding: Brick
Exterior Features: None	Window Coverings: Drapes/Curtains
Energy Features: None	Street Surface: Paved
Location Features: None	HVAC System: Central, Electric, Window
Water/Sewer: City Sewer, Public Water	Water System: Electric, Water Heater
Community Amen: None	Fence Type: None
Laundry: None	

Remarks: Move to this 3 bedroom 2 bath cute cottage on a quiet street with a bonus small apartment. The home is located on a spacious lot and has a large storage building/workshop that will remain with house. An additional bedroom for a total of 4 bedrooms with a bath is just across the breezeway. This would be a perfect guest quarter. Friendly neighbors surround the home.

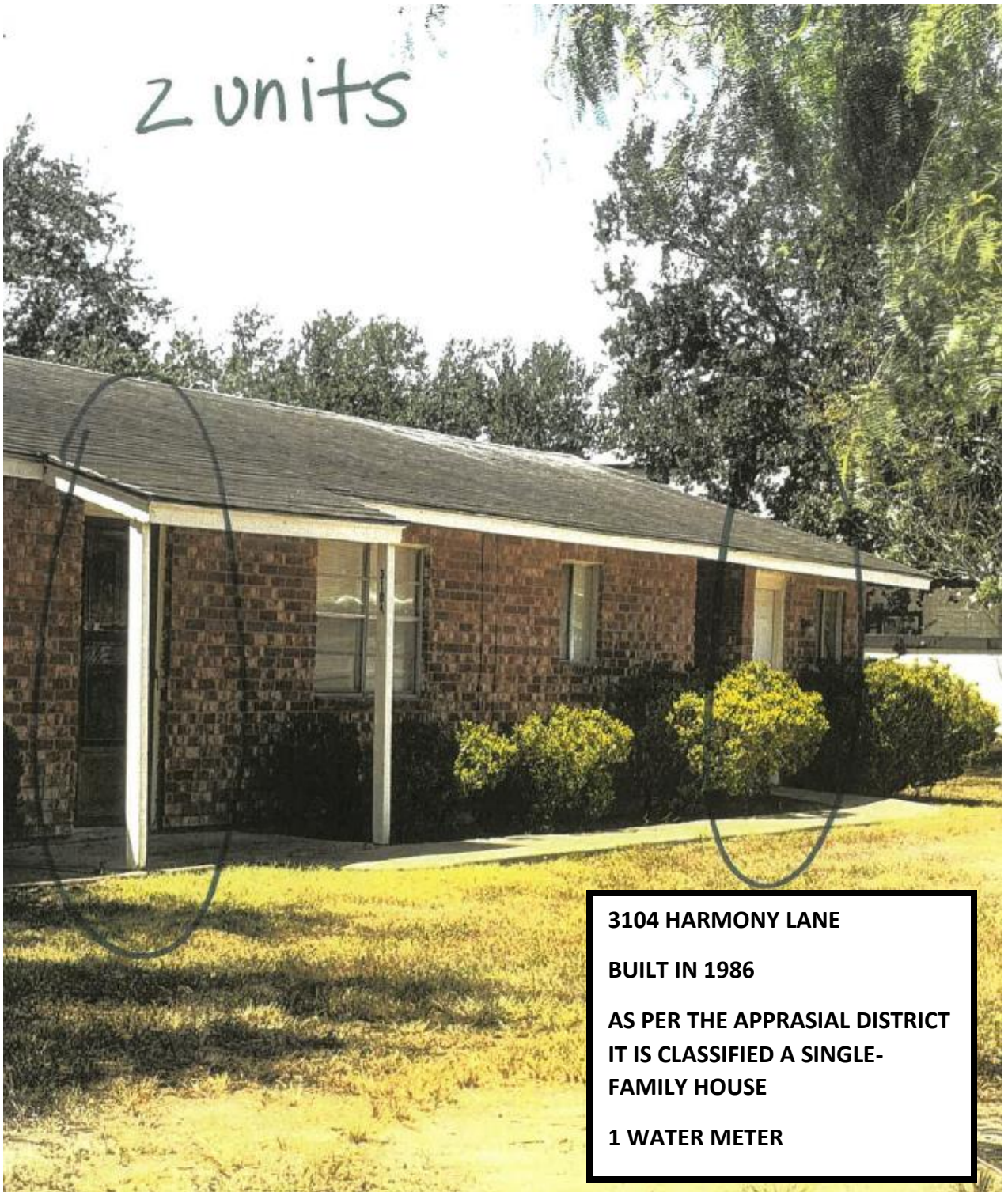
Agent Remarks: Call CSS for Showings (956) 687-6700. Seller's Disclosure can be found in Listing Tools/Documents. Home is vacant... go and show.

Escrow (Use \$ or %): 1,500		Short Sale: No	
REO: No	Relocation: No	Possession: Closing and Funding	
Agreement Type: Exclusive Right to Sell			
Proposed Terms: Cash, Conventional, FHA			
Owner Name: Birgit Eunice Roberts		Owner Name 2:	
Original LP: \$105,000	List Date: 08/07/2015	Expiration Date: 02/20/2017	DOM: 407
Internet: Yes	Display Addr: Yes	Allow AVM: Yes	Allow Comments: Yes
Broker License #: 296632		Broker:	
LP/OLP: 0.90	LP/SqFt: \$53.68		
Listing Office: Spartan Real Estate		Listing Agent: Marilyn Harrison CR	
Address: 322 West Nolana Avenue, McAllen, TX 78504-252		Agent Email: meharrison@spartanrealestate.com	
Main: (956) 654-2121		Contact #: (956) 607-1258	
Fax: (956) 654-0129		License #: 0296632	

Listing Information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

2 units



3104 HARMONY LANE

BUILT IN 1986

**AS PER THE APPRASIAL DISTRICT
IT IS CLASSIFIED A SINGLE-
FAMILY HOUSE**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

9/1/26, 1:46 PM

Matrix

3006 Melody Lane #B, Mission, TX 78574-5727

Divided

Tax

Owner Information

Owner Name:	Rodriguez Santana A	Owner Name 2:	Alegria Alma E
Mailing Address:	3006 Melody Ln Unit B	Tax Billing City & State:	Mission Tx
Tax Billing Zip:	78574	Tax Billing Zip+4:	5727
Owner Occupied:	0		

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	Johnson City
Census Tract:	020303	Neighborhood Code:	JOHNSON ESTATES
Zip Code:	78574	Location City:	Mission
Carrier Router:	R004	Zip + 4:	5727

Estimated Value

Confidence Score:	87	Estimated Value:	\$385,500
Forecast Standard Deviation:	8	Value As Of:	08/17/2026
Estimated Value Range High:	\$417,300	Estimated Value Range Low:	\$353,800

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 80 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	J6200-00-000-0015-00	Alt. APN:	R498655
Tax Geo ID:	J620000000001500	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	78
Exemptions:	Homestead	Lot #:	15
Legal Description:	JOHNSON CITY, LOT 15		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	\$278,763	\$270,284	\$276,191
Market Value - Land	\$62,364	\$50,671	\$50,671
Market Value - Improved	\$216,399	\$219,613	\$225,520
Assessed Value - Total	\$278,763	\$270,284	\$270,874
YOY Assessed Change (\$)	\$8,479	-\$590	
YOY Assessed Change (%)	3%	0%	
Tax Year	2025	2024	2023
Total Tax	\$6,729.34	\$6,524.66	\$6,445.18
Change (\$)	\$205	\$79	
Change (%)	3%	1%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	\$1,556	.558
Drainage District #1	Actual	\$313	.1123
Hidalgo County	Actual	\$1,603	.575
South Texas College	Actual	\$452	.162
Sharyland ISD	Actual	\$2,669	.9575
South Texas School	Actual	\$137	.0492

Characteristics

Universal Land Use:	Sfr	State Use:	Sgl-Fam-Res-Home
Lot Width:	122	Lot Depth:	128
Lots Acres:	0.358	Building Sq Ft:	2,819
Bedrooms:	4	Total Baths:	3
Full Baths:	3.000	Cooling Type:	Central
Heat Type:	Central	Porch:	Porch
Patio/Deck Type:	Patio	Parking Type:	Garage
Garage Size:	0	Parking Size Sq Ft:	576
Roof Material:	Composition Shingle	Shape of Roof:	GABLE
Interior Wall Material Type:	DRYWALL	Exterior:	Brick
Foundation:	Slab	Floor Covering Material:	TILE
Year Built:	1985		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	1,484			1985	
Porch (Covered)	S	150			1985	
Patio	S	76			1985	
Addition	S	1,335			1990	
Patio	S	16			1990	
Garage	S	144			1988	

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

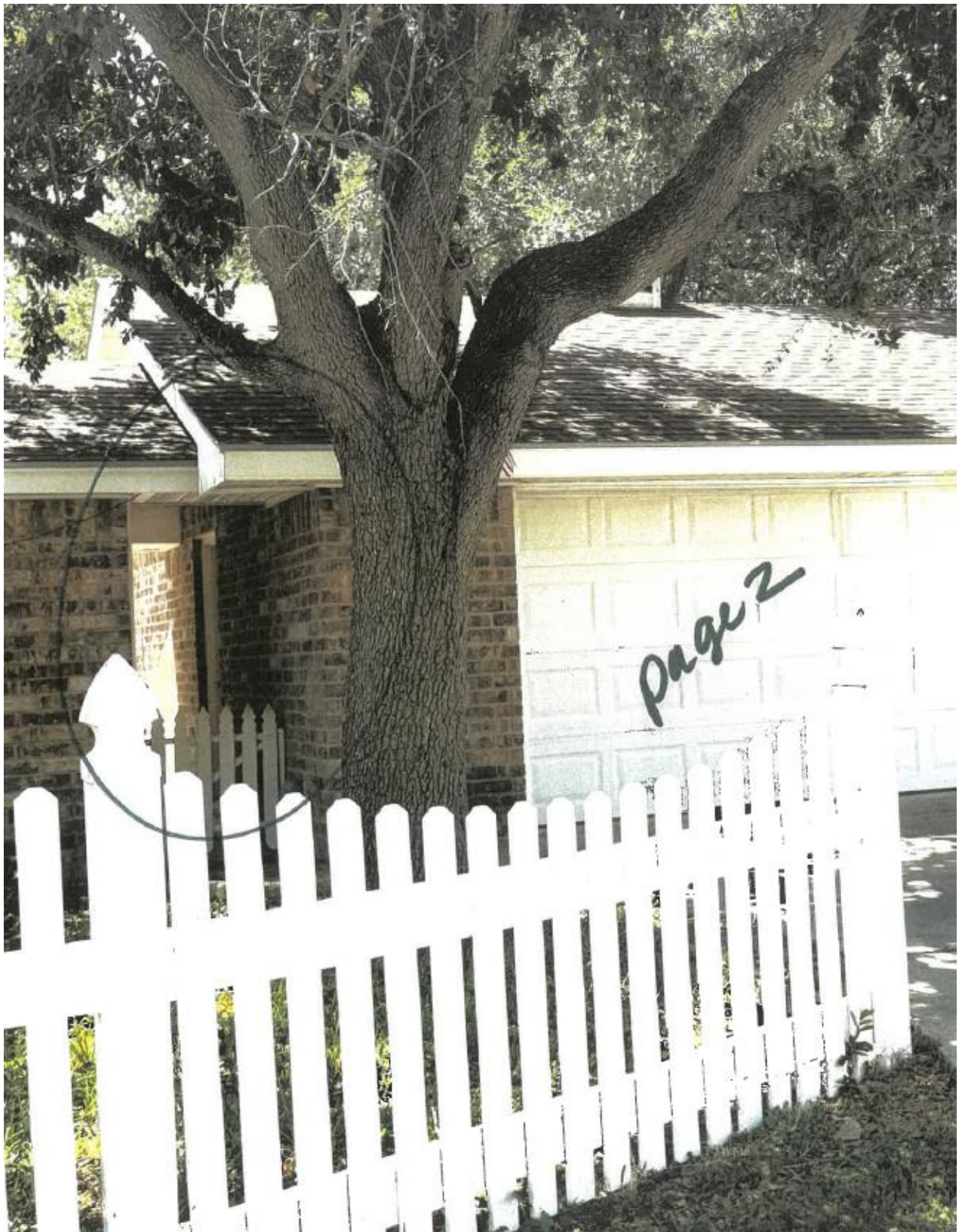


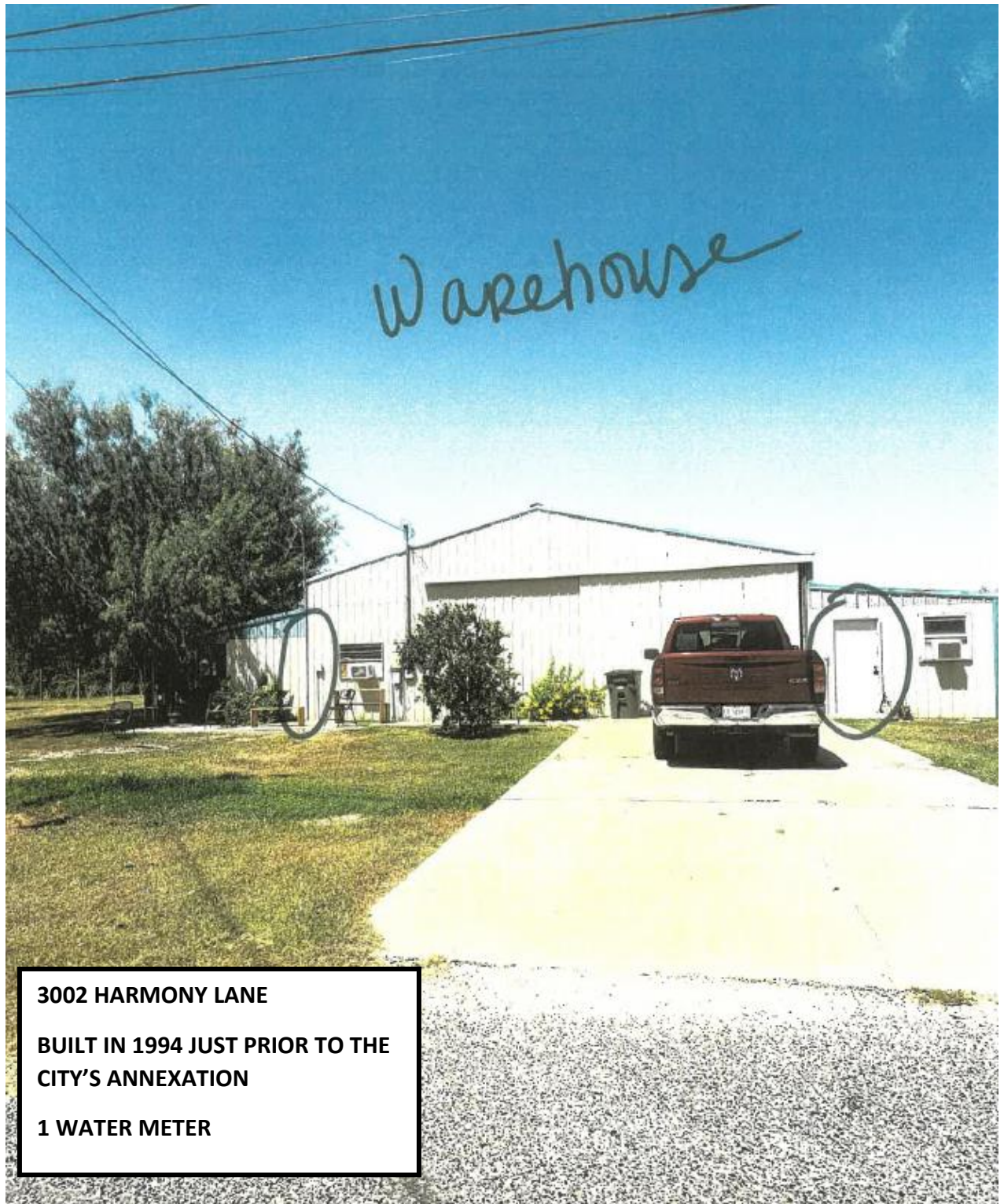
3006 MELODY LANE

BUILT IN 1995

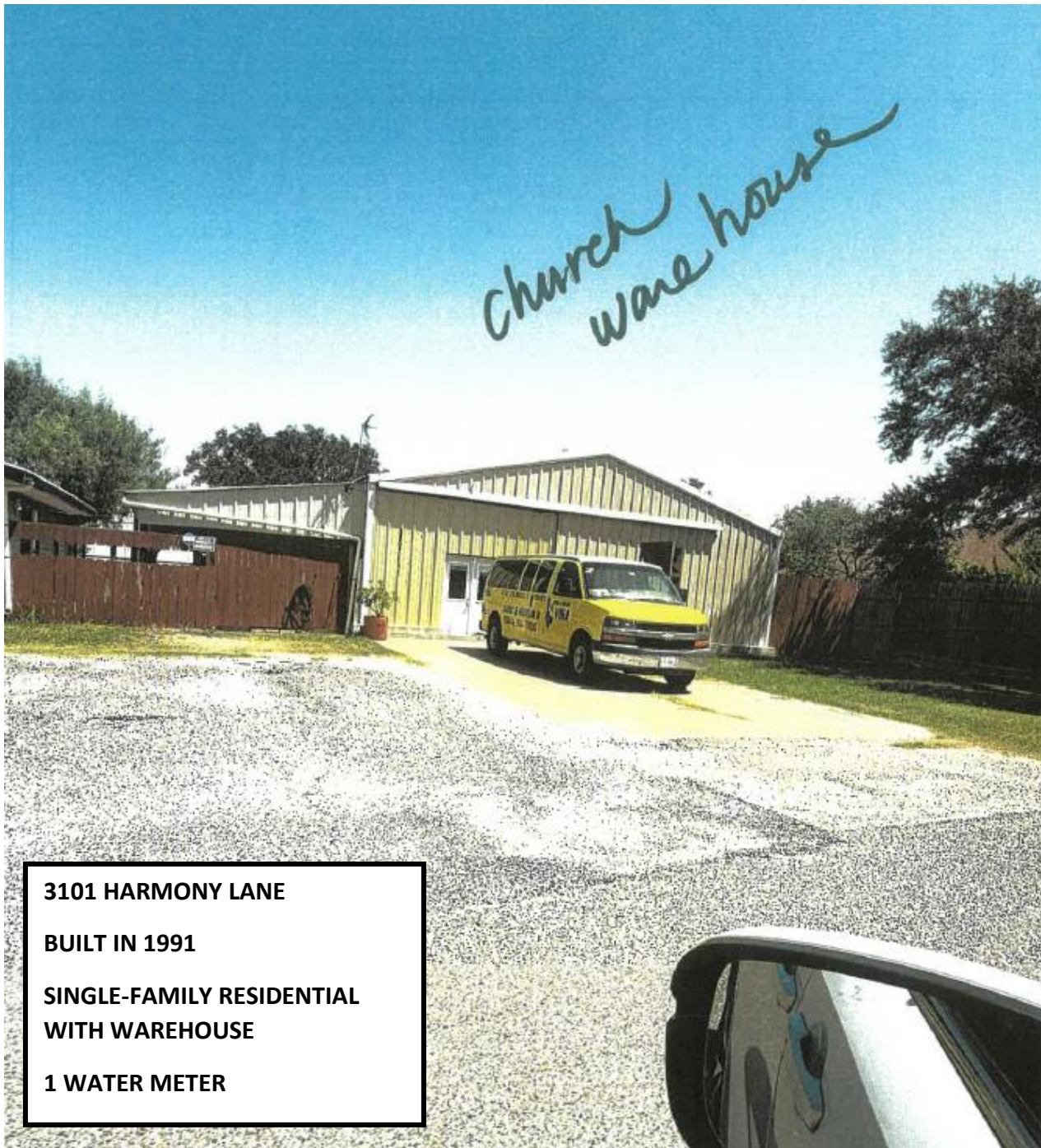
**CLASSIFIED AS A SINGLE-FAMILY
HOUSE AS PER THE APPRAISAL
DISTRICT**

1 WATER METER





INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



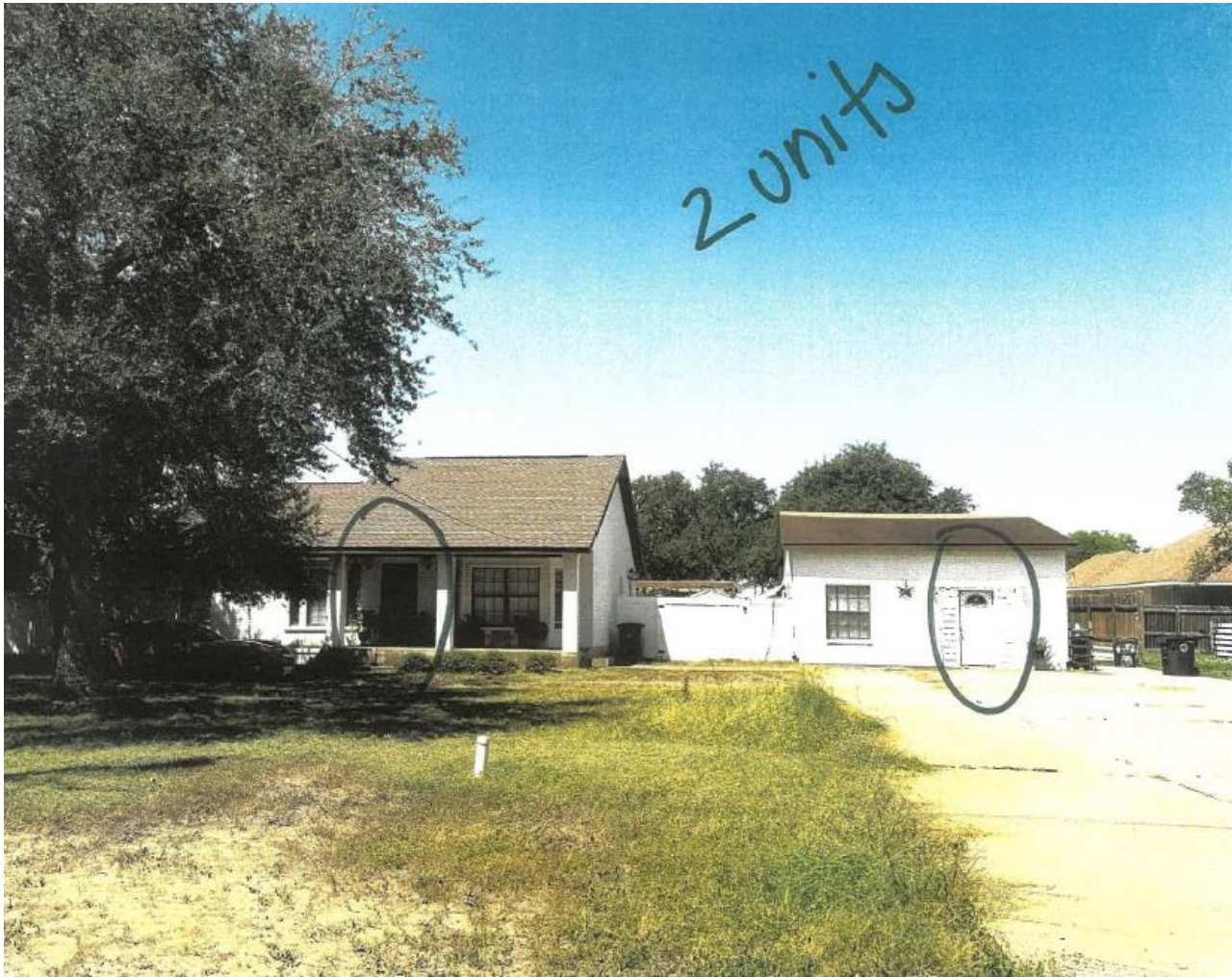
3101 HARMONY LANE

BUILT IN 1991

**SINGLE-FAMILY RESIDENTIAL
WITH WAREHOUSE**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3002 MELODY LANE

BUILT IN 1987

**AS PER THE APPRAISAL DISTRICT IT
IS CLASSIFIED AS A SINGLE-FAMILY
STRUCTURE**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3004 MELODY LANE

BUILT IN 1992

**CLASSIFIED AS A SINGLE FAMILY
STRUCTURE AS PER THE
APPRAISAL DISTRICT**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3003 MELODY LANE

BUILT IN 1981

**CLASSIFIED AS A SINGLE FAMILY
STRUCTURE AS PER THE
APPRAISAL DISTRICT**

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

2603 E Mile 2 Road, Mission, TX 78574-9338

Tax

Owner Information

Owner Name:	Kings Way Missionary Institute Inc	Mailing Address:	3106 Harmony Ln
Tax Billing Zip:	78574	Tax Billing City & State:	Mission Tx
Owner Occupied:	A	Tax Billing Zip+4:	9341

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	John H Shary
Census Tract:	024116	Neighborhood Code:	JOHN H SHARY
Zip Code:	78574	Location City:	Mission
Carrier Route:	R004	Zip + 4:	9338

Estimated Value

Confidence Score:	52	Estimated Value:	\$354,600
Forecast Standard Deviation:	19	Value As Of:	08/17/2026
Estimated Value Range High:	\$422,300	Estimated Value Range Low:	\$286,900

(1) RealVNM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	S2950-00-000-0296-60	Alt. APN:	R281589
Tax Geo ID:	S295000000029660	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	72
Exemptions:	MISC	Lot #:	296
Legal Description:	JOHN H SHARY S 150.7' - W 168' LOT 296 0.58AC NET		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	\$249,106	\$234,546	\$229,688
Market Value - Land	\$68,933	\$68,933	\$63,827
Market Value - Improved	\$180,173	\$165,613	\$165,861
Assessed Value - Total	\$249,106	\$234,546	\$229,688
YOY Assessed Change (\$)	\$14,560	\$4,858	
YOY Assessed Change (%)	6%	2%	
Tax Year	2025	2024	2023
Total Tax	\$6,013.42	\$5,661.94	\$5,468.20
Change (\$)	\$351	\$197	
Change (%)	6%	4%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	\$1,390	.558
Drainage District #1	Actual	\$280	.1123
Hidalgo County	Actual	\$1,432	.575
South Texas College	Actual	\$404	.162
Sharyland ISD	Actual	\$2,385	.9575
South Texas School	Actual	\$123	.0492

Characteristics

Universal Land Use:	Sfr	State Use:	Sgl-Fam-Res-Home
Lots Acres:	0.580	Building Sq Ft:	3,045
Bedrooms:	5	Total Baths:	4
Full Baths:	4.000	Cooling Type:	Central
Heat Type:	Central	Porch:	Porch
Parking Type:	Garage	Garage Size:	0
Parking Size Sq Ft:	616	Roof Material:	Metal
Shape of Roof:	HIP	Interior Wall Material Type:	DRYWALL
Exterior:	Brick	Foundation:	Slab
Floor Covering Material:	CARPET	Year Built:	1976

Building 1 of 2

Building Characteristics

Year Built:	1976	Parking Type Code:	TYPE UNKNOWN
Building Square Feet:	2,445	Parking Size Sq Ft:	616
Bedrooms:	3	Roof Material:	Metal
Total Baths:	2	Foundation:	Slab
Heat Type:	Central	Shape of Roof:	HIP
Cooling Type:	Central	Exterior:	Brick
Porch:	Porch	Floor Covering Material:	CARPET

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

parking type:

garage

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	1,749			1976	
Main Area	S	504			1976	
Main Area	S	192			1976	
Porch (Covered)	S	204			1976	
Garage	S	616			1976	

Building 2 of 2

Building Characteristics

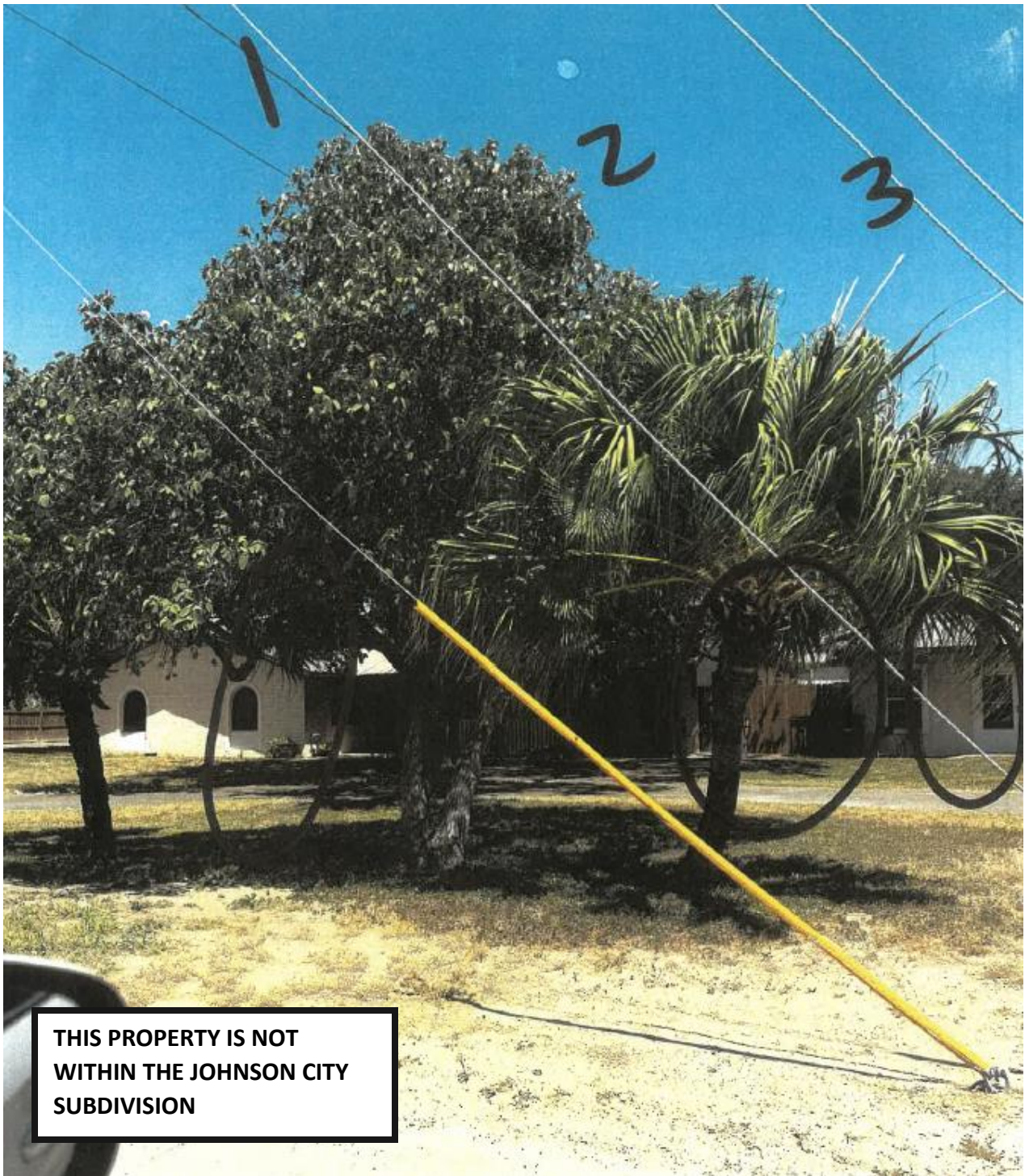
Year Built:	1980	Roof Material:	Metal
Building Square Feet:	600	Foundation:	Slab
Bedrooms:	2	Shape of Roof:	GABLE
Total Baths:	2	Exterior:	Wood Siding
Heat Type:	Central	Floor Covering Material:	CARPET
Cooling Type:	Central		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	384			1980	
Addition	S	216			2009	
Storage	S	120			2007	

3 units

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



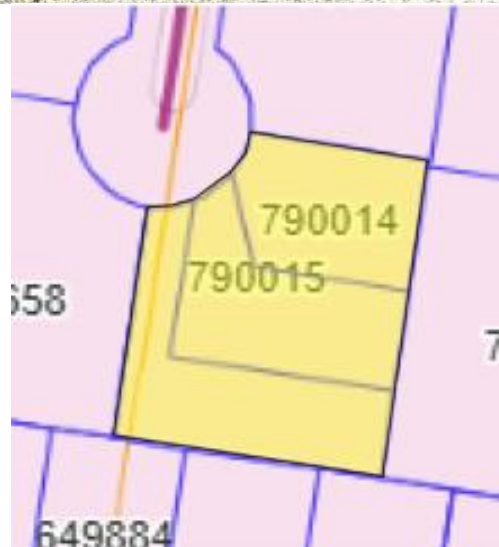
**3001 MELODY LANE UNIT A
BUILT IN 1996**

**3001 MELODY LANE UNIT B
BUILT IN 1996**

**3001 MELODY LANE UNIT C
BUILT IN 1991**

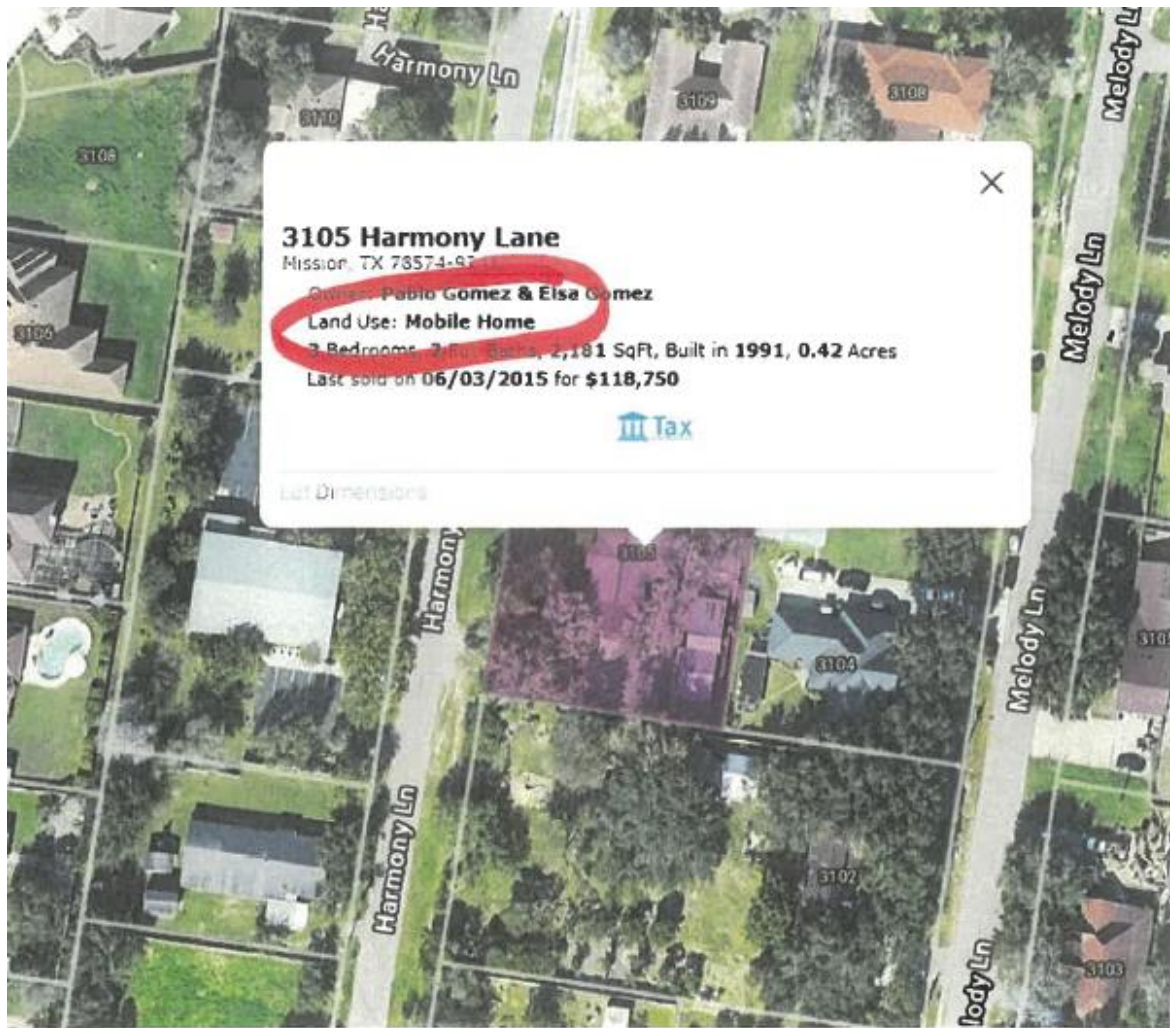
**CLASSIFIED AS A SINGLE FAMILY
STRUCTURE AS PER THE
APPRAISAL DISTRICT**

1 WATER METER PER LOT





INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



mobile Home
not permitted on
plat

3105 HARMONY LANE
EXISTING SINCE 1991
GRANDFATHERED
1 WATER METER

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
574407	GARCIA DANIELA & ROGELIO JR	3001 HACKBERRY AVE	MISSION	TX	78574-1941
574406	CASTILLEJA LIANA	3003 HACKBERRY AVE	MISSION	TX	78574-1941
574409	SALDIVAR RICARDO	3004 HACKBERRY AVE	MISSION	TX	78574-1941
574408	PEREZ JOHN PAUL & ALEXANDRA	3002 HACKBERRY AVE	MISSION	TX	78574-1941
574410	VILLARREAL ADRIAN & MELISSA	3006 HACKBERRY AVE	MISSION	TX	78574-1941
498656	RANGE DUSTIN TAYLOR & SANDRA YVETTE	3004 MELODY LN	MISSION	TX	78574-9783
498655	RODRIGUEZ SANTANA A & ALMA E ALEGRIA	3006 MELODY LN	MISSION	TX	78574-9783
498663	COLLOM FREDDY CALVIN	3101 HARMONY LN	MISSION	TX	78574-9341
498664	SOLIS ALEXANDRO & CLAUDIA Z	3007 HARMONY LN	MISSION	TX	78574-9340
498665	RUBIO JOSE & MARY L	PO BOX 573	MCALLEN	TX	78505-0573
498666	CHAPA B GENEVIEVE	3003 HARMONY LN	MISSION	TX	78574-9340
498676	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498674	WALKER HELEN ELAINE	3006 HARMONY LANE	MISSION	TX	78572
498673	GUAJARDO JUAN ANTONIO JR	2210 E 28TH ST	MISSION	TX	78574-1909
555723	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498675	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
897203	DE PUENTE TOMASA RESENDEZ	2914 HACKBERRY AVE	MISSION	TX	78574-2834
897202	NEWTON DARA M & RICHARD W	2916 HACKBERRY AVE	MISSION	TX	78574-2834
897201	TRAN VAN D & TAM HUYNH	3000 HACKBERRY AVE	MISSION	TX	78574-1941
897200	RAMIREZ HANNALY & JOAQUIN ALEJANDRO	2425 PEBBLE ST	MISSION	TX	78574-2402