

ITEM# 1.2

REZONING: Lots 47 thru 54, Block 2, Madero
AO-I to R-2
Ruben Sanchez

REVIEW DATA

The subject site is located approximately 275' south of Main Street along the west side of Beatty Street. – see vicinity map.

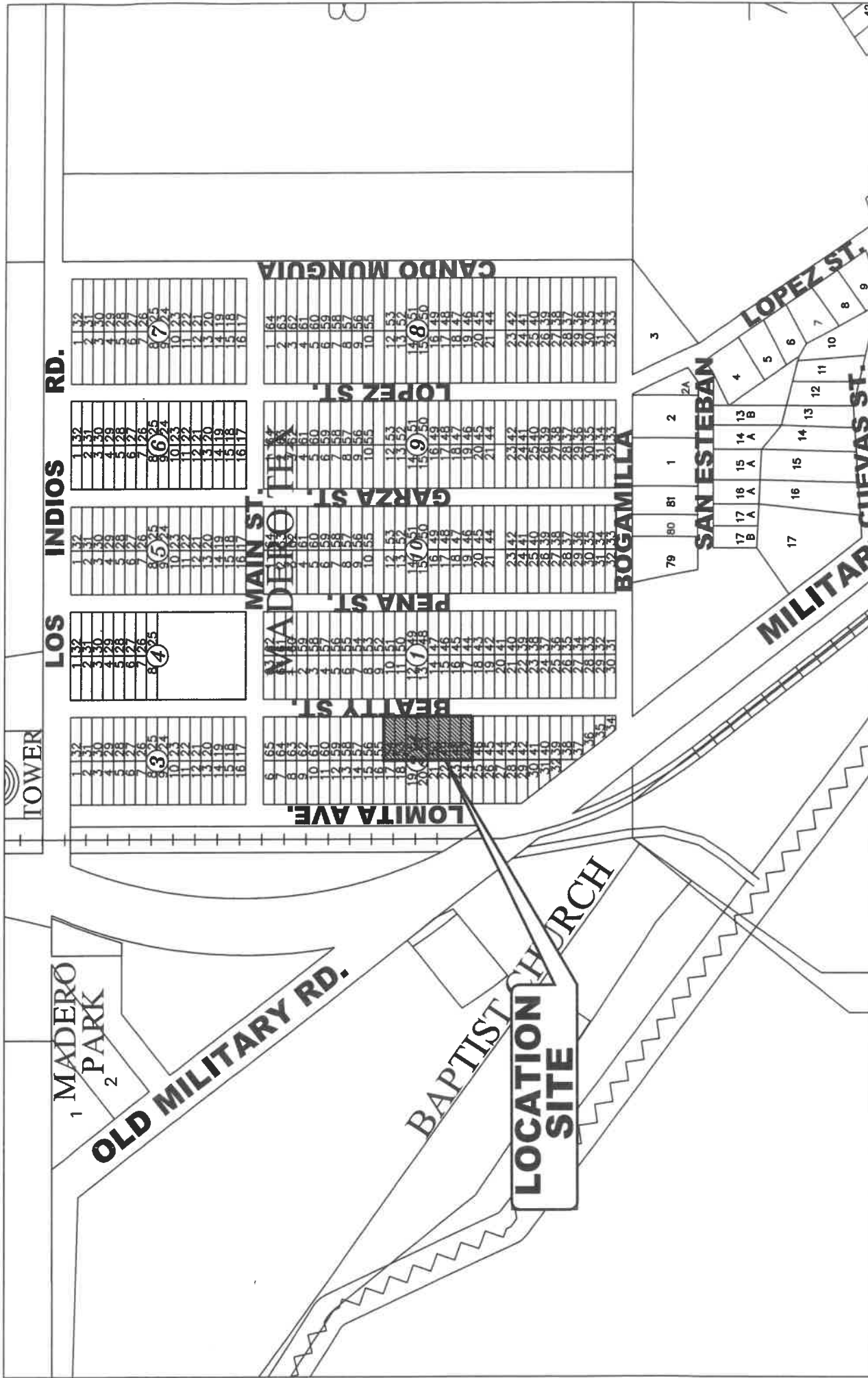
SURROUNDING ZONES: N: AO-I - Agricultural Open Interim
E: AO-I - Agricultural Open Interim
W: AO-I - Agricultural Open Interim
S: AO-I - Agricultural Open Interim

EXISTING LAND USES: N: Single-Family Home
E: Single-Family Home
W: Single-Family Home
S: Single-Family Home
Site: Single-Family Home

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving an R-2 zone in this location would be detrimental to the surrounding single-family residential properties. On May 5, 2023 staff received a petition against the request reflecting 38% opposition. The concerns voiced in the petition are the following: property tax increase, cause financial strain, flooding, no proper drainage nor gutters for water to drain, and additional traffic.

RECOMMENDATION: Staff recommends denial.



No.

CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 380-8672
 FAX: (956) 580-8680



**SITE
LOCATION**

E. BEATTY ST.

S. CONWAY AVE. (S.H. 107)



RECEIVED
5/5/23

May 5, 2023

HAND DELIVERED TO PLANNING AND ZONING

Susana De Luna, Planning Director

Planning and Zoning Committee

City of Mission

1218 E. 8th Street

Mission, TX 78572

Re: Notice of Public Hearing, Reclassification of the property from its present zoning (AO-1)

Agricultural Open Interim to (R2) Duplex-Fourplex Residential Lots 47 thru 54 , Block 2, Madero REZ23-14

Dear Ms. De Luna:

Enclosed in this package please find a letter from the property owners and residents opposing the Reclassification of the property from its present zoning (AO-1) Agricultural Open Interim to (R2) Duplex-Fourplex Residential Lots 47 thru 54, Block 2 Madero REZ23-13.

I have enclosed the following copies of the Notice of Public Hearing, the list of the property owners and residents (names are highlighted in yellow) and original signatures of the opposing property owners, a copy of a black and white picture (attached to Noe Ochoa's signature page) of FLOODING on March 28, 2023 submitted by Noe Ochoa , owner of Lots 55 & 56 BLK 2 which are next (North) to the lots 47 thru 54 BLK 2.

Page 2 , out of 2 continue

May 5, 2023

Re: Notice of Public Hearing, Reclassification of the property from its present zoning (AO-I)

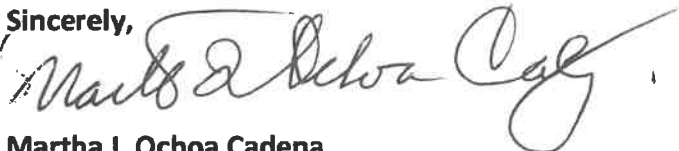
Agricultural Open Interim to (R2) Duplex-Fourplex Residential Lots 47 thru 54 , Block 2, Madero REZ23-14

In addition, there are several other property owners that are out of town and will be attending the meeting on Wednesday , May 10, 2023 and some are bedridden, others live out of town or state and some have not received the Notice of Public Hearing letter.

I/We ask that you/ Planning Zoning Commission/ Planning and Zoning Committe give this your most prompt attention and consideration regarding this serious opposing concerns.

Thank you

Sincerely,



Martha I. Ochoa Cadena

Enclosure

cc:

Maria Saldana, Margarito De Anda, Ricardo and Leticia Trevino

Nelly Orquida Martinez, Leticia Pena, Heir of (Alejandro and Ruth Pena deceased)

Maria Del Rosario Ochoa, Christina P. Trevino , Maria E. Rios, Noe Ochoa, Alejo Cabrera

May 4, 2023

City of Mission

Planning and Zoning Commision and Planning and Zoning Committee

1218 E 8th Street

Mission Texas 78572

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

To whom It may Concern:

We the following property owners of the following lots hereby OPPOSE the reclassification of the above mentioned property from its present zoning (AO-1) Agricultural Open Intermin to (R2) Duplex-Fourplex Residential.

The following are our reasons and concerns for such rezoning in our family neighborhood.

- 1. The majority of the property owners are elderly, some have no income, others are on a fixed income and yet others have terminal illness and disabilities.**
- 2. There are several property owners that are widows and living on fixed monthly Social security check and another widow (age 72) who has no income and relays on family for financial help due her husband who passed away in 2020 from COVID.**
- 3. A commercial property and/or any building or duplex being built in those lots would cause property taxes to increase and cause a financial strain on us the surrounding property owners.**
- 4. If any such concrete Duplex-Fourplex would be built on LOTS 47 thru 54 Block 2 Madero our property would suffer the overflow of such of the concrete elevation and ADDITIONAL flooding would overflow to our properties due to the fact we do not have proper drainage nor gutters for water to drain. Pictures are available upon request of flooding on March 28,2023.**
- 5. The streets (Which were paved in January/ February 2000) in Madero are not wide enough nor designed to handle the overflow of additional traffic and parking of such Duplex-Fourplex Residential. This would be hazardous in case of an emergency and/ or disaster.**

We the property/residents of Madero come from a long time of generation of families and and have lived here more than 50 years or more. We ask that you give this your most prompt attention and consideration to this opposition and hear our voice.

Thank you.

Opposing Property Owner Signature

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Jorge A Saldana Ramirez __deceased in 2020_____ Date_____

Maria P Saldana Maria P Saldana Date 5/4/2023

3727 Beatty St Mission, TX 78572

Madero Tex Townsite Lot 1 Blk 1

Opposing Property Owner Signature

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Margarito de Anda Jr  Date 05-04-23

3733 Beatty St Mission, TX 78572

Madero Tex Townsite Lot s 3 & 4 Blk 1

Margarito de Anda Jr _____ Date _____

3733 Beatty St Mission, TX 78572

Madero Tex Townsite Lot 5 Blk 1

Opposing Property Owner Signatures

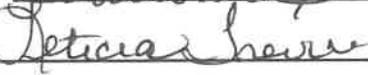
Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Leticia Trevino  Date 5/4/23

3736 Beatty St Mission, TX 78572

Madero Tex Twonsite Lot 59 & 60 Blk 2

Ricardo Trevino  Date 5/4/23

Leticia Trevino  Date 5/4/23

3736 Beatty St Mission, TX 78572

Madero Tex Townsite Lots 11 & 12 Blk 1

May 4, 2023

Oposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Nelly Orquidea Martinez  **Date** 5/4/23

3927 Beatty Street

Mission TX 78572

Madero TEX Townsite Lots 13, 14, 15, 46, 47 48 BLK 1

May 4, 2023

Opposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Ruth Pena deceased,
Leticia Pena, *Leticia Pena* Date 5/4/23
Heir of Ruth Pena
4013 Pena Street
Mission TX 78572
4026 Pena St. LP

Madero TEX Townsite Lot 37 BKL 1

Alejandro Pena and Ruth Pena Deceased
Leticia Pena, *Leticia Pena* date 5/4/23
Heir of Alejandro and Ruth Pena
4013 Pena Street
Mission TX 78572
4026 Pena St. LP

Madero TEX townsite Lots 38 & 39 Block 1

May 4, 2023

Opposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Alejandro Pena and Ruth Pena Deceased

Leticia Pena,

Leticia Pena date 5/04/23

Heir of Alejandro and Ruth Pena

4013 Pena Street (Previous address RR 4 box M-56)

4026 Pena St. SP

Mission TX 78572

Madero TEX townsite Lots 40 & 41 Block 1

Ruth Pena deceased

Leticia Pena,

Leticia Pena Date 5/04/23

Heir of Ruth Pena

4013 Pena Street (Previous address RR 4 box M-56)

Mission TX 78572

SP - 4026 Pena St.

Madero TEX Townsite Lot 42 BKL 1

May 4, 2023

Opposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Ruth Pena deceased

Leticia Pena,



Date

5/04/23

Heir of Ruth Pena

4026 Pena^{St.} JP

4013 Pena Street (Previous address RR 4 box M-56)R

Mission TX 78572

Madero TEX Townsite Lot 43 BKL 1

May 4, 2023

Opposing Property Owner Signature

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Maria Del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23

3731 La Lomita St Mission, TX 78572

Madero Tex Townsite Lot 9 and 10 BLK 2

Maria Del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23

3731 La Lomita St Mission, TX 78572

Madero Tex Townsite Lot 11 BKL 2

Maria Del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23

3731 La Lomita St Mission, TX 78572

Madero Tex Townsite Lot 12 BLK 2

Maria Del Rosario Ochoa Maria del Rosario Ochoa Date: 5-4-23

3731 La Lomita St Mission, TX 78572

Madero Tex Townsite Lot 13 BKL 2

Maria del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23

3731 La Lomita St Mission TX 78572

Madero Tex Townsite Lot 57 Blk 2

Maria del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23

3731 La Lomita St Mission TX 78572

Madero Tex Townsite Lot 58 Blk 2

Maria del Rosario Ochoa Maria del Rosario Ochoa Date 5-4-23


3731 La Lomita St Mission TX 78572

Madero Tex Townsite Lot 61 & 62 Blk 2


Madero Tex Townsite Lot 61 & 62 Blk 2

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Opposing Property Owner Signature

Martha I Cadena  Date 5-4-2023
3825 La Lomita Mission Tx 78572

Madero Tex Townsite Lot 14 Blk 2

Martha I Ochoa  Date 5-4-2023
P O Box 2926 Mission TX 78572

Madero Tex Townsite Lot 15 Blk 2

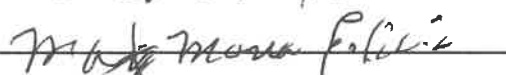
Martha I Ochoa  Date 5-4-2023
P O Box 2926 Mision TX 78572

Madero Tex Townsite Lot 16 Blk 2

Opposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Christina P. Trevino  Date 5-4-2023

Maria E. Rios  Date 5-4-2023

3938 Beatty St Mission TX 78572

Madero Tex Townsite All Lots 41,42,43, & 44 Blk 2

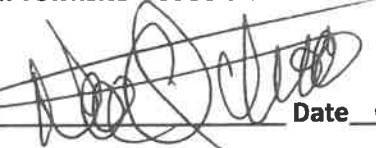
Opposing Property Owner Signature

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14


Noe Ochoa _____ Date 05-05-23

329 E Mile 11 N Weslaco, TX 78596

Madero Tex Townsite Lot 55 Blk 2


Noe Ochoa _____ Date 05-05-23

329 E Mile 11 N Weslaco, TX 78596

Madero Tex Townsite Lot 56 Blk 2

Noe Ochoa - owner
lot. 55 + 56
Bk - 2.



M0350-00-002-0055-00
M0350-00-002-0056-00

May 4, 2023

Opposing Property Owners Signatures

Re: Reclassification of the property for Lots 47 thru 54, Block 2 Madero REZ23-14

Alejo Cabrera *AJ Cabrera* Date 5-5-23

3725 La Lomita St Mission Tx 78572

Madero Tex Townsite Lots 6-8 Blk 2

Alejo Cabrera *AJ Cabrera* Date 5-5-23

3725 La Lomita St Mission Tx 78572

Madero Tex Lots 63-65 Blk 2

M0350-00-001-0001-00 (225799)
SALDANA JORGE A RAMIREZ & MARIA P
3727 BEATTY ST
MISSION TX 78572

M0350-00-001-0003-00 (225800)
DE ANDA MARGARITO JR
3733 BEATTY ST
MISSION TX 78572

M0350-00-001-0005-00 (225801)
DE ANDA MARGARITO JR
3733 BEATTY ST
MISSION TX 78572

M0350-00-001-0006-00 (225802)
RODRIGUEZ SEVERO & JOSEFA L
3835 PENA ST
MISSION TX 78572

M0350-00-001-0009-00 (225805)
LOZANO FRANCISCO & SAN JUANITA
3830 PENA STREET
MISSION TX 78572

M0350-00-001-0011-00 (225807)
TREVINO RICARDO & LETICIA
3736 BEATTY ST
MISSION TX 78572

M0350-00-001-0013-00 (225809)
MARTINEZ NELLY ORQUIDEA
3927 BEATTY ST
MISSION TX 78572

M0350-00-001-0016-00 (225810)
GUERRA REYMUNDO & LORENZA VASQUEZ
3903 BEATTY ST
MISSION TX 78572

M0350-00-001-0020-00 (225811)
ARIZPE HOMERO JR & GABRIEL
HOMERO & BELEN C ARIZPE
3939 BEATTY ST
MISSION TX 78572

M0350-00-001-0023-00 (225813)
GOMEZ MEDARDO ROEL
4003 BEATTY ST
MISSION TX 78572

M0350-00-001-0025-00 (458417)
GOMEZ MEDARDO ROEL
4003 BEATTY ST
MISSION TX 78572

M0350-00-001-0026-00 (225814)
RAMIREZ REYNA I & RAMIRO V
4033 BEATTY ST
MISSION TX 78572

M0350-00-001-0037-00 (225819)
PENA RUTH
4013 PENA ST
MISSION TX 78572

M0350-00-001-0038-00 (225820)
PENA ALEJANDRO & RUTH
RR 4 BOX M-56
MISSION TX 78574

M0350-00-001-0040-00 (225821)
PENA ALEJANDRO & RUTH
RR 4 BOX M-56
MISSION TX 78574

M0350-00-001-0042-00 (225822)
PENA RUTH
RR 4 BOX M-56
MISSION TX 78574

M0350-00-001-0043-00 (225823)
PENA RUTH
RR 4 BOX M-56
MISSION TX 78574

M0350-00-001-0044-00 (225824)
GONZALEZ SANTOS & NICOMEDES
3918 PENA ST
MISSION TX 78572

M0350-00-002-0006-00 (225841)
CABRERA ALEJO
3725 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0009-00 (225844)
OCHOA MA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0011-00 (225845)
OCHOA MA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0012-00 (225846)
OCHOA MARIA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0015-00 (225848)
OCHOA MARTHA I
PO BOX 2926
MISSION TX 78573

M0350-00-002-0016-00 (225849)
OCHOA MARTHA I
PO BOX 2926
MISSION TX 78573

M0350-00-002-0017-00 (225850)
RAMIREZ HORACIO & ARTURO E JR
3833 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0019-00 (225851)
RODRIGUES MARTIN JR & DELAILHA
1902 PASEO ENCANTADO
MISSION TX 78572

M0350-00-002-0020-00 (225852)
MARTINEZ MARLYN LEE
3544 CANDO MUNGUIA ST
MISSION TX 78572

M0350-00-002-0022-00 (225853)
ORTIZ VICTORIA M & DAVID SR
3929 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0025-00 (225854)
LUNA FELIPE JR
949 W 18TH ST
CHICAGO IL 60608

M0350-00-002-0027-00 (225855)
PEREZ LUCILA GUERRA & AMADOR
3937 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0029-00 (225856)
ALMAGUER NOE
1265 SOMERSET CROSSING LN
KERNERSVILLE NC 27284

M0350-00-002-0031-00 (225857)
HERNANDEZ MARIA V
4010 BEATTY ST
MISSION TX 78572

M0350-00-002-0033-00 (225858)
HERNANDEZ THERESA L
4010 BEATTY ST
MISSION TX 78572

M0350-00-002-0038-00 (225860)
HERNANDEZ TERESA L
4010 BEATTY ST
MISSION TX 78572

M0350-00-002-0040-00 (225862)
HERNANDEZ MARIA V
4010 BEATTY ST
MISSION TX 78572

M0350-00-002-0041-00 (225863)
TREVINO CHRISTINA P
MARIA E RIOS
3938 BEATTY ST
MISSION TX 78572

M0350-00-002-0045-00 (225865)
LUNA FELIPE JR
949 W 18TH ST
CHICAGO IL 60608

M0350-00-002-0046-00 (225866)
LUNA FELIPE JR
949 W 18TH ST
CHICAGO IL 60608

M0350-00-002-0047-00 (225867)
SANCHEZ ADOLFO RUBEN & ANNA
2004 TANGELO ST
MISSION TX 78572

M0350-00-002-0050-00 (225869)
SANCO GROUP LLC
2004 TANGELO AVE
MISSION TX 78572

M0350-00-002-0052-00 (225870)
SANCHEZ ADOLFO RUBEN & ANNA
2004 TANGELO ST
MISSION TX 78572

M0350-00-002-0054-00 (225871)
SANCHEZ RUBEN & ANNA A LVNG TRT
2004 TANGELO ST
MISSION TX 78572

M0350-00-002-0055-00 (225872)
OCHOA NOE
329 E MILE 11 N
WESLACO TX 78599

M0350-00-002-0056-00 (225873)
OCHOA NOE
329 E MILE 11 N
WESLACO TX 78599

M0350-00-002-0057-00 (225874)
OCHOA MA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0058-00 (225875)
OCHOA MA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0059-00 (225876)
TREVINO LETICIA
3736 BEATTY ST
MISSION TX 78572

M0350-00-002-0061-00 (225878)
OCHOA MARIA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0063-00 (225880)
CABRERA ALEJO
3725 LA LOMITA ST
MISSION TX 78572

M0350-00-001-0002-05 (610171)
DE ANDA MARGARITO
3733 BEATTY ST
MISSION TX 78572

M0350-00-002-0013-05 (673918)
OCHOA MARIA DEL ROSARIO
3731 LA LOMITA ST
MISSION TX 78572

M0350-00-002-0014-01 (673920)
CADENA MARTHA I
3825 LA LOMITA ST
MISSION TX 78572