

**ITEM# 1.1**

**REZONING:**

Lots 8-11, Amber Grove Subdivision  
R-2 to R-3  
Amber Development, LLC

**REVIEW DATA**

The subject site is located approximately 240' East of Trosper Road along the south side of Palmer Road.

**SURROUNDING ZONES:**

N:	R-2	– Duplex-Fourplex Residential
E:	R-2	– Duplex-Fourplex Residential
W:	R-2	– Duplex-Fourplex Residential
S:	R-2	– Duplex-Fourplex Residential

**EXISTING LAND USES:**

N:	Apartments
E:	Vacant
W:	Vacant
S:	Apartments
Site:	Vacant

**FLUM:**

Lower Density Residential (LDA)

**REVIEW COMMENTS:** Staff notes that the proposed zone does not comply with the City's Future Land Use Map. The request is to consider an R-3 Zone (Multi-family residential), in an already established R-2 zone (Duplex-Fourplex) subdivision which will not be consistent to the lots within this subdivision or surrounding land uses. Staff mailed out 21 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff is recommending Denial.

6 7 8 9 10

JESSAN SUBD.

30--4

ESCOBAR / RIOS  
ELEMENTARY SCHOOL

TROSPER RD.

BELL-WOODS CO.S SUBD. 

41

40

1 2 3 4 5 6 7

PALMER RD.

14 13 12 11 10 9 8

14 13 12 11 10 9

THOMPSON RD. 8

1 2 3 4 5 6 7

GILBERTO GUTIERREZ

1 OJEDA

2 SUBD.

43

**SITE  
LOCATION**

34

39

35

COMPTON DR.

38

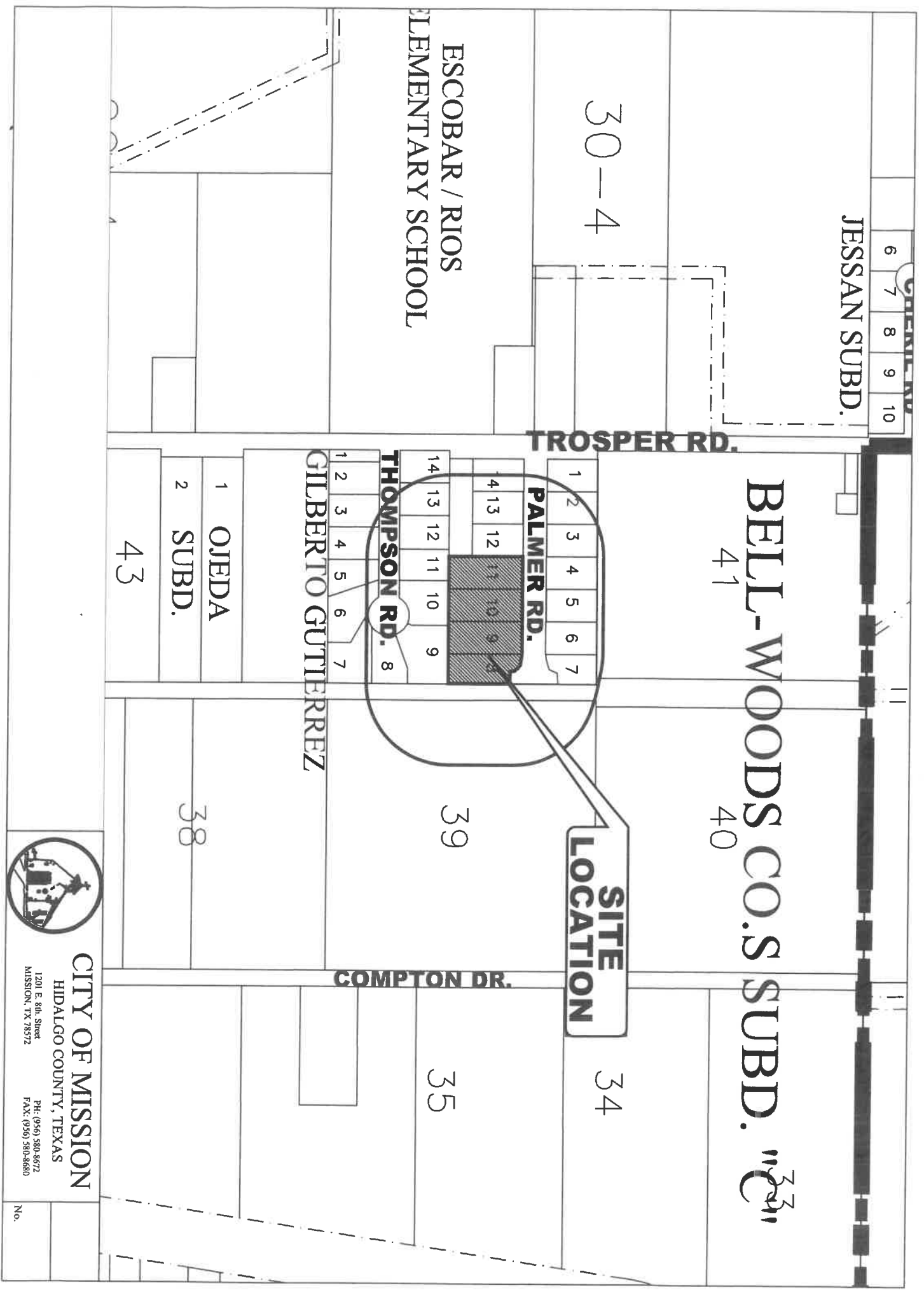


**CITY OF MISSION**

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

No.

# 200' RADIUS MAILOUT MAP



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 MISSION, TX 78572  
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 FAX: (956) 580-8680

No.



**N. TROSPER RD.**

**PALMER RD.**

**SITE  
LOCATION**

B2225-00-00C-0039-00 ( 123521)  
BALLI AARON  
1620 E GRIFFIN PKWY  
MISSION TX 78572

B2225-00-00C-0039-10 ( 123522)  
DS 3 DEVELOPMENT LLC  
3608 COMPTON DR  
MISSION TX 78573

B2225-00-00C-0041-00 ( 123524)  
DS 3 DEVELOPMENT LLC  
3608 COMPTON DR  
MISSION TX 78573

G3905-00-000-0000-00 ( 1371166)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0003-00 ( 1371169)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0004-00 ( 1371170)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0005-00 ( 1371171)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0006-00 ( 1371172)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0007-00 ( 1371173)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0008-00 ( 1371174)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0009-00 ( 1371175)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0010-00 ( 1371176)  
MAHONEY DAVID  
4615 S BRIDGE AVE  
WESLACO TX 78596-1393

G3905-00-000-0011-00 ( 1371177)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0012-00 ( 1371178)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0013-00 ( 1371179)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

G3905-00-000-0014-00 ( 1371180)  
HALCON HOLDINGS INC  
PO BOX 2172  
MISSION TX 78573

A4149-00-000-0008-00 ( 1559724)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN, TX 78504-3035

A4149-00-000-0009-00 ( 1559725)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN, TX 78504-3305

A4149-00-000-0010-00 ( 1559726)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504-3035

A4149-00-000-0001-00 ( 1559717)  
RIOS RAFAEL JR  
712 PALMER RD  
MISSION TX 78573

A4149-00-000-0002-00 ( 1559718)  
BUTLER ROBERT A II  
710 PALMER RD  
MISSION TX 78573

A4149-00-000-0003-00 ( 1559719)  
THERRIEN DALTON RICHARD  
708 PALMER DR  
MISSION TX 78573

A4149-00-000-0004-00 ( 1559720)  
MCKENNY GLENN HOMES INC  
5237 N 23RD ST  
MCALLEN TX 78504

A4149-00-000-0005-00 ( 1559721)  
MCKENNY GLENN HOMES INC  
5237 N 23RD ST  
MCALLEN TX 78504

A4148-00-000-0006-00 ( 1559722)  
BAZAN JOSEPH ROMEO  
702 PALMER RD  
MISSION TX 78573

A4149-00-000-0007-00 ( 1559723)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504

A4149-00-000-0014-00 ( 1559730)  
MCKENNY GLEN HOMES INC  
5237 N 23RD ST  
MCALLEN TX 78504

A4149-00-000-0013-00 ( 1559729)  
MCKENNY GLEN HOMES INC  
5237 N 23RD ST  
MCALLEN TX 78504

A4149-00-000-0012-00 ( 1559728)  
OKWEGBA IKECHUKWU CHRISTOPHER JR  
709 PALMER RD  
MISSION TX 78572

A4149-00-000-0011-00 ( 1559727)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MISSION TX 78504

A4149-00-000-000A-00 ( 1559716)  
AMBER DEVELOPMENT LLC  
801 W NOLANA AVE NO 340  
MCALLEN TX 78504