

ITEM# 1.4

REZONING:

A 2.44 acre tract of land out of the
7.8 acres out of the Fernandez Strip
out of Porcion 52,
R-2 to C-3
Sandra Tamez

REVIEW DATA

The subject site is located approximately 1,660' South of Mile One South Road along the west side of S. Inspiration Road. – see vicinity map.

SURROUNDING ZONES:

N:	PUD	- Single Family Residential
E:	PUD	- Single Family Residential
W:	PUD	- Single Family Residential
S:	R-3	- Multit-Family Residential

EXISTING LAND USES:

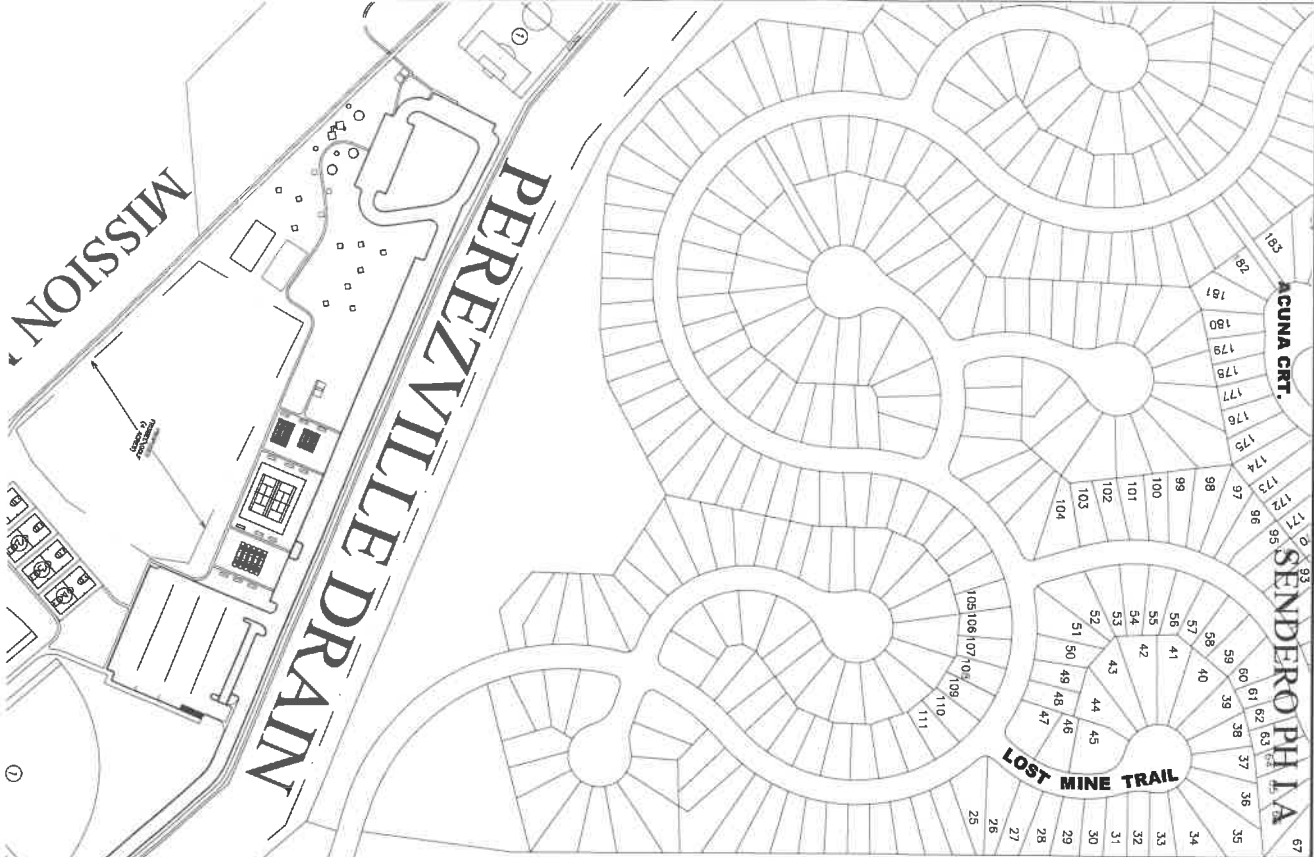
N:	Single Family Home
E:	RV Park
W:	Vacant
S:	Vacant
Site:	Single Family Home

FLUM:

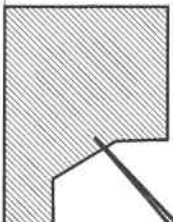
Low Density Residential (LD)

REVIEW COMMENTS: Staff mailed out 10 notices to property owners within 200' radius to get input in regards to this request. The applicant's original request for an R-2 was approved by City Council on May 8, 2023; however, the applicant wishes to rezone part of the lot to C-3 to rent as a venue for events. The proposed zone does not comply with City's Future Land Use Map nor surrounding land uses. Staff notes that the applicant is requesting a higher density than what is currently existing in this area and for that reason staff cannot support the request.

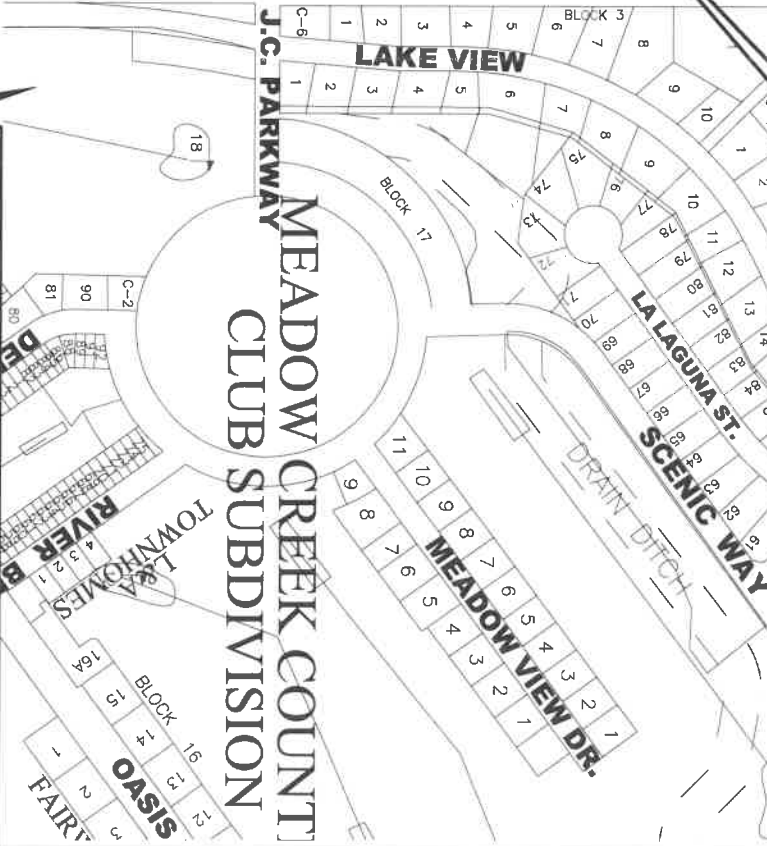
RECOMMENDATION: Staff recommends Denial.



GREGORY LONG
SUB.



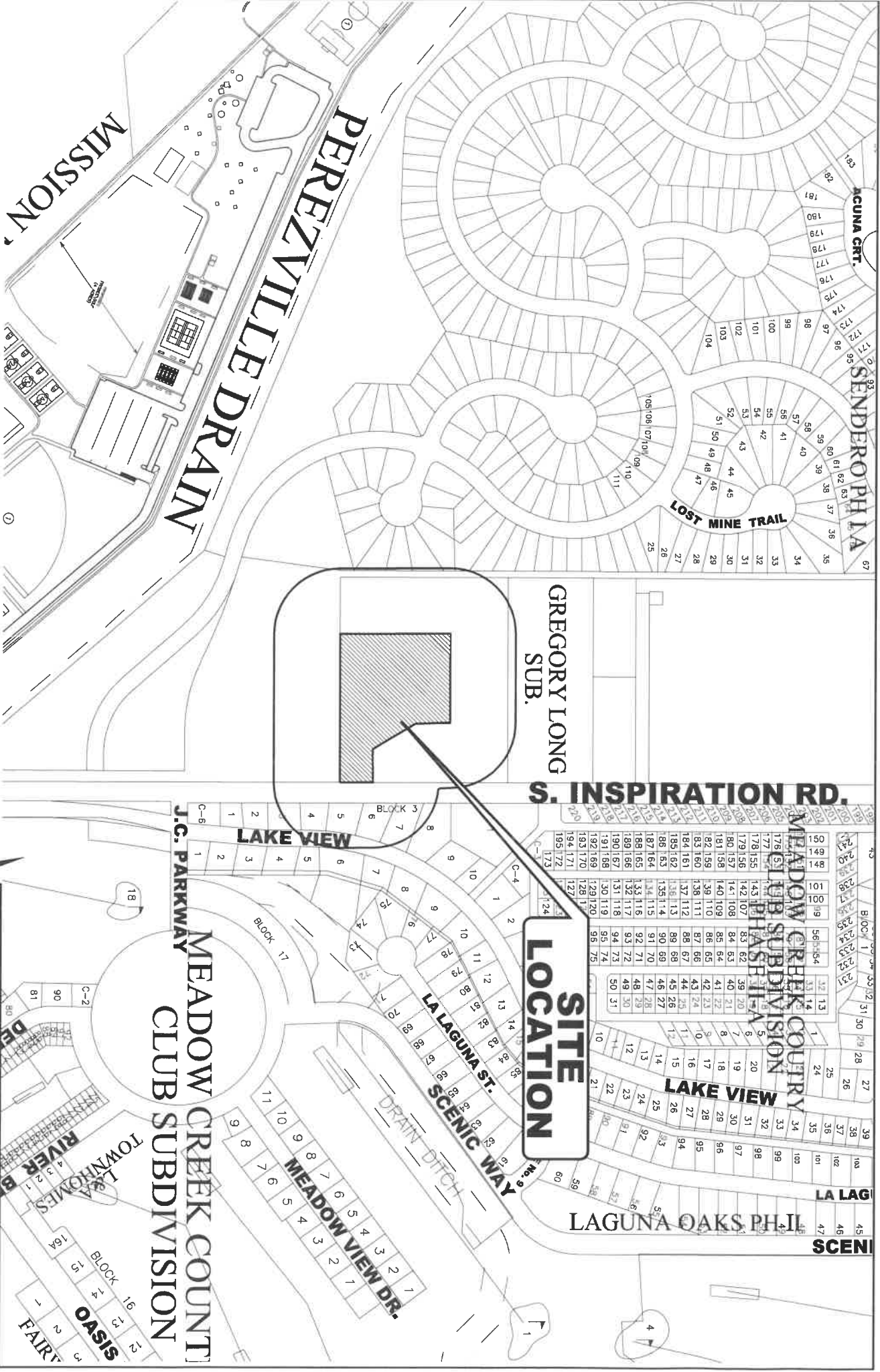
SITE LOCATION



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

DATE: 08-19-24
No.

200' RADIUS MAILOUT MAP



GREGORY LONG
SUB.

S. INSPIRATION RD.

**SITE
LOCATION**

MEADOW CREEK COUNTY
CLUB SUBDIVISION

LAGUNA OAKS PHIL
SCENI

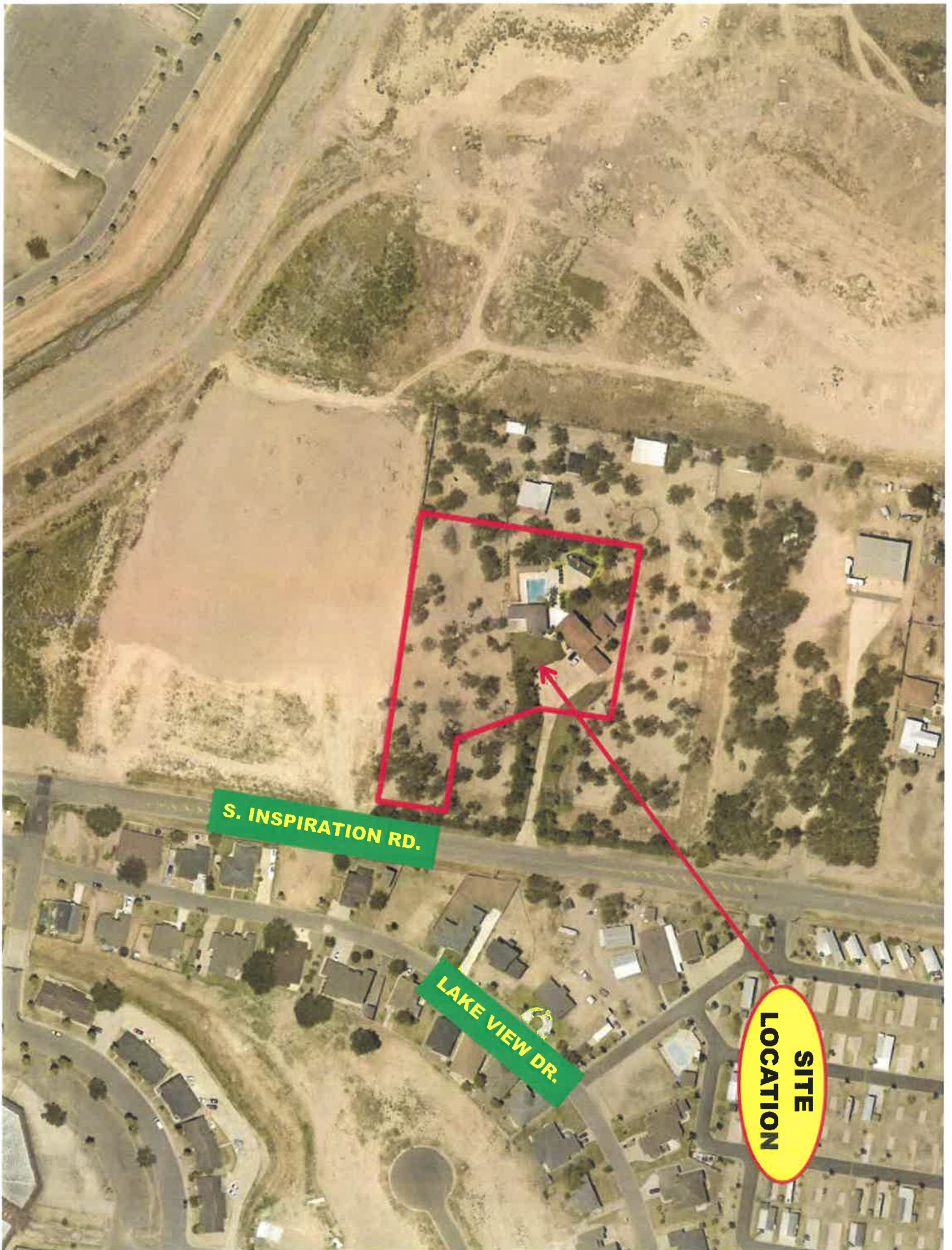


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S. INSPIRATION RD.

LAKE VIEW DR.

**SITE
LOCATION**

M3175-2A-003-0003-00 (232919)
COBB JAMES CLIFTON
1303 LAKEVIEW DR
MISSION TX 78572

M3175-2A-003-0004-00 (232920)
PARRA MAGDALENA
1702 WHITE ROCK ST
PENITAS TX 78576

M3175-2A-003-0005-00 (232921)
GARZA DELORES C & ANTONIO
1211 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0006-00 (232922)
HERRERA ANA LIZETTE MONTOYA
1303 MOUNTAIN RD
PALMHURST TX 78573

M3175-2A-003-0007-00 (232923)
BOTELLO ALYSSA ENID
1062 E GOODWIN RD
MISSION TX 78574

M3175-2A-003-0008-00 (232924)
MARTINEZ VICTOR & AMBER
1205 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0005-00 (101521)
TAMEZ SANDRA E & JOSE CRUZ
1110 S INSPIRATION RD
MISSION TX 78572

10052-00-000-0007-02 (637811)
RHODES ENTERPRISES INC
200 S 10TH STREET SUITE 1700
MCALLEN TX 78501

G8450-00-000-0001-00 (639944)
LONG GREGORY
712 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0007-21 (1242807)
AMIGOS DEL VALLE INC
41338 CROSSPOINT BLVD
EDINBURG TX 78539