

ITEM# 1.3

REZONING:

Lot 2, Block 4, Gulf Breeze Addition
R-1 to C-3
AMS Management & Properties, LLC
c/o Ana M. Gutierrez-Salinas

REVIEW DATA

The subject site is located approximately 75' East of N. Conway Ave. along the South Side of Sunrise Lane.. – see vicinity map.

SURROUNDING ZONES:

N:	R-1	- Single Family Residential
E:	R-1	- Single Family Residential
W:	C-3	- General Business
S:	C-3	- General Business

EXISTING LAND USES:

N:	Single Family Home
E:	Single Family Home
W:	Vacant
S:	Commercial Building
Site:	Vacant

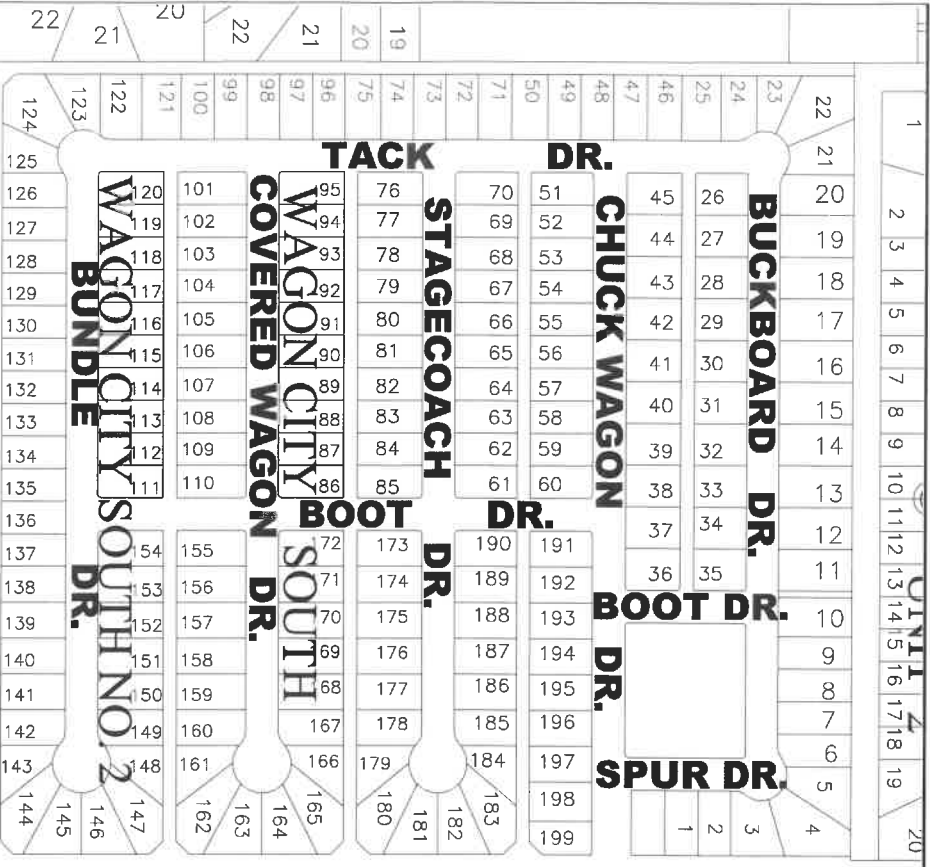
FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The Future Land Use Map showed this area as a Low Density Residential (LD) land use area, which is more consistent with a residential zone such as R-1 zoning. The land use for this property has been residential for years and staff believes that it still remains as viable boundary between commercial and residential uses. Though the site is located adjacent to a commercial use, the desired C-3 zone is in conflict with the Future Land Use Map. The Future Land Use Map is not 'set on stone' and zoning does not have to match, but unless there is a unique reason to deviate from it.

Staff notes that on September 8, 2014 the City Council considered and approved a C-3 rezoning request for Lot 1, which is adjacent to this property. Staff mailed 16 notices to property owners within 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

RECOMMENDATION: Staff recommends approval.



BURG MAIN CANAL R.O.W.

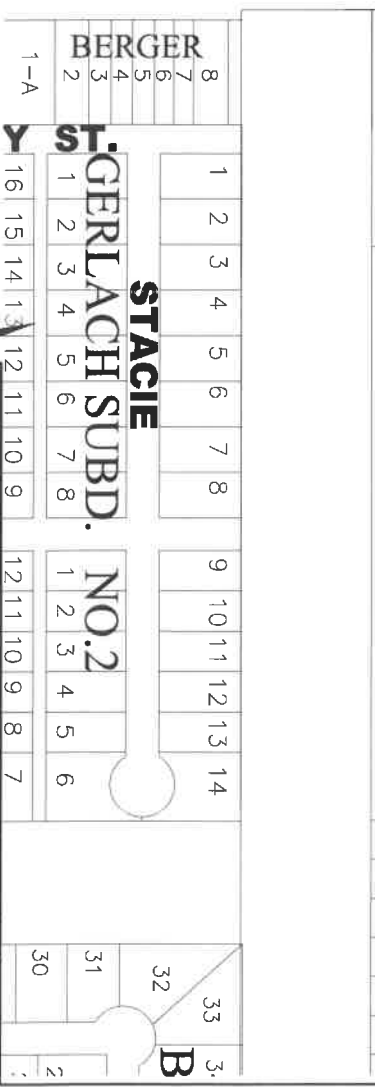


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N. CONWAY AVE.

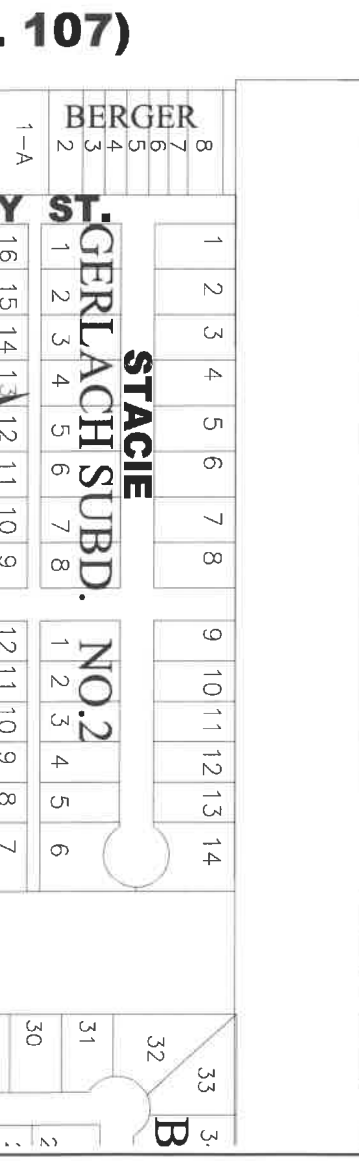
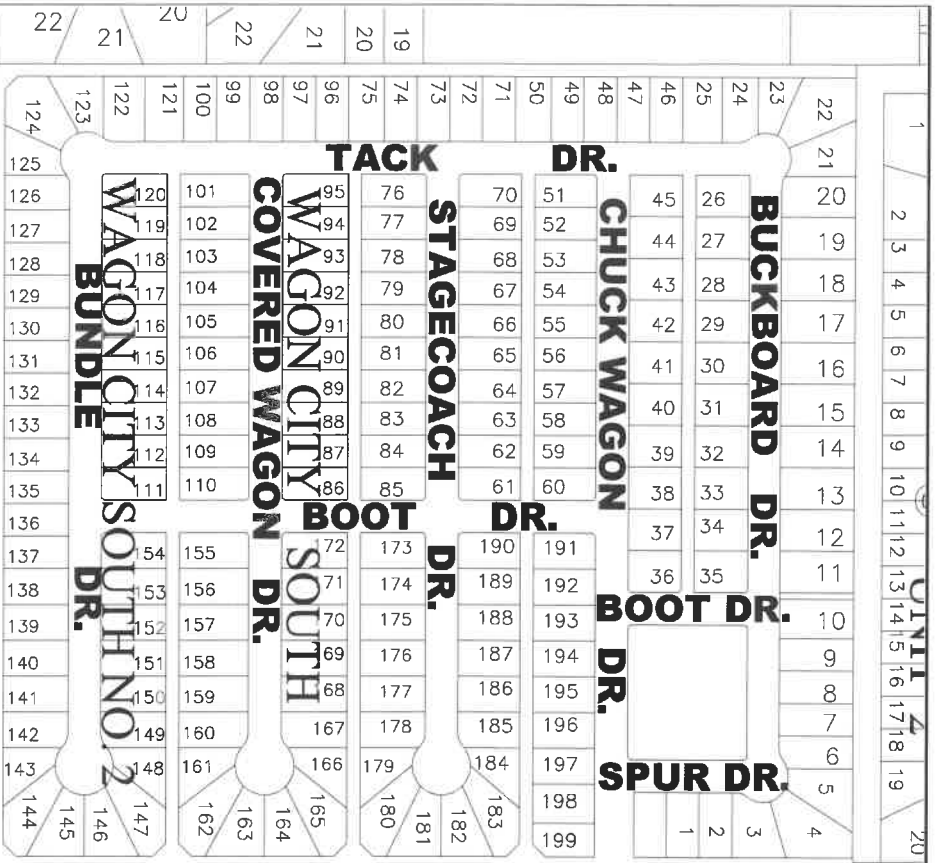


(107)



CITY OF MISSION
 PLANNING DEPARTMENT
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-6680

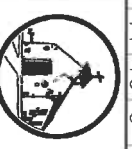
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 No.



200' RADIUS MAILOUT MAP

75-6

(107)



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DATE: 08-19-24

No.



N. CONWAY AVE.

SUNRISE LANE

**SITE
LOCATION**

G9700-00-001-0001-00 (184234)
AMS MANAGEMENT & PROPERTIES LLC
2704 N CONWAY AVE STE B
MISSION TX 78574

G9700-00-001-0002-05 (580970)
GUAJARDO ELIAS
613 KERRIA
MCALLEN TX 78501

G9700-00-001-0003-00 (184236)
ALVARADO DORA
105 SUNRISE LN
MISSION TX 78574

G9700-00-001-0004-00 (184237)
CRUZ DANIEL R & LETICIA G
107 SUNRISE LN
MISSION TX 78574

G9700-00-001-0005-00 (184238)
MENDEZ HECTOR & ERIKA
2233 EBONY AVE APT 1
MCALLEN TX 78501

G9700-00-004-0001-00 (184257)
AMS MANAGEMENT & PROPERTIES LLC
2704 N CONWAY AVE STE B
MISSION TX 78574

G9700-00-004-0002-00 (184258)
AMS MANAGEMENT & PROPERTIES LLC
2704 N. CONWAY AVE A
MISSION TX 78574

G9700-00-004-0003-00 (184259)
STONE CHRISTOPHER HARRIS
106 SUNRISE LN
MISSION TX 78574

G9700-00-004-0004-00 (184260)
TINOCO MIGUEL & LAURA
108 SUNRISE LN
MISSION TX 78574

G9700-00-004-0005-00 (184261)
HERNANDEZ RUBEN & SYLVIA R
110 SUNRISE LN
MISSION TX 78574

G9700-00-005-0001-00 (184264)
PALOMO MARIA D
4801 N MINNESOTA RD
MISSION TX 78574

G9700-00-005-0002-00 (184265)
CRUZ DIEGO
107 SUNRISE LN
MISSION TX 78574

G9700-00-005-0003-00 (184266)
GARZA RENE DAVID
106 SOLAR RD
MISSION TX 78574

G9700-00-005-0004-00 (184267)
BROWN WILLIAM F & EVANGELINA R
108 SOLAR DR
MISSION TX 78574

O7800-02-001-0001-00 (252686)
HUTTON BASECAMP LLC
736 CHERRY ST
CHATTANOOGA TN 37402

O7800-02-001-0002-00 (252687)
GARCIA LEONEL
203 THORNWOOD ST
MISSION TX 78574