

ITEM# 1.5

REZONING: A tract of land containing 37.50 acres of land,
being part or portion of Lot 30-9,
West Addition to Sharyland
AO-I to R-1
Carlos Garza

REVIEW DATA

The subject site is located 2 ½ mile north of Mayberry Road along the east side – see vicinity map.

SURROUNDING ZONES:

N:	Palmhurst City Limits
E:	AO-I – Agricultural Open Interim
W:	AO-I – Agricultural Open Interim
S:	AO-I – Agricultural Open Interim

EXISTING LAND USES:

N:	Vacant
E:	Vacant /Residential
W:	Vacant /Residential
S:	Vacant
Site:	Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does comply with the City’s Future Land Use Map, and current surrounding land uses.

Staff mailed out 17 notices to property owners within 200’ radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff is recommending Approval.

GUERRA/VELLIS
SUBDIVISION

EBONY
HIGHLANDS PH. 1

5	3
6	2
9	8

31-8

31-9

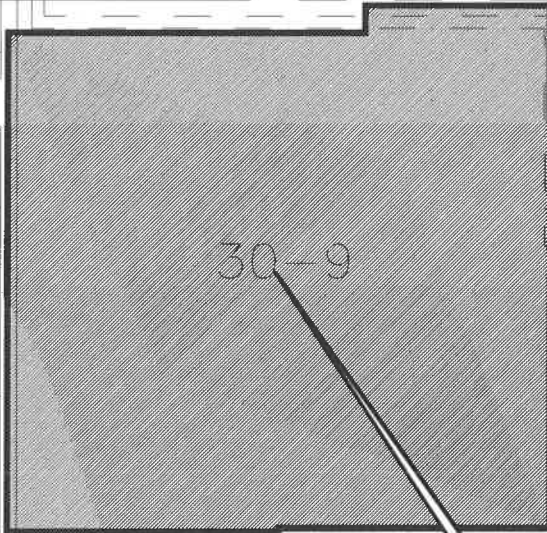
MHURST E.T.J.

PALMHURST CITY LIMITS

30-8

30-9

30-10



**LOCATION
SITE**

PUEBLO DE PAZ

MAYBERRY
RAMIREZ ST.
GARDENS

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

BENJAMIN ST.

59 58 57 56 55 54 53 52 51 50

40 41 42 43 44 45 46 47 48 49

ABRAHAM ST.
PATRIOT ESTATES

9 10 11 12 13 14 15 16 17 18 19 20

MAYBERRY RD.

KERALUM AVE.

E. 2 MILE RD.

E. 2 MILE R

N ROAD



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

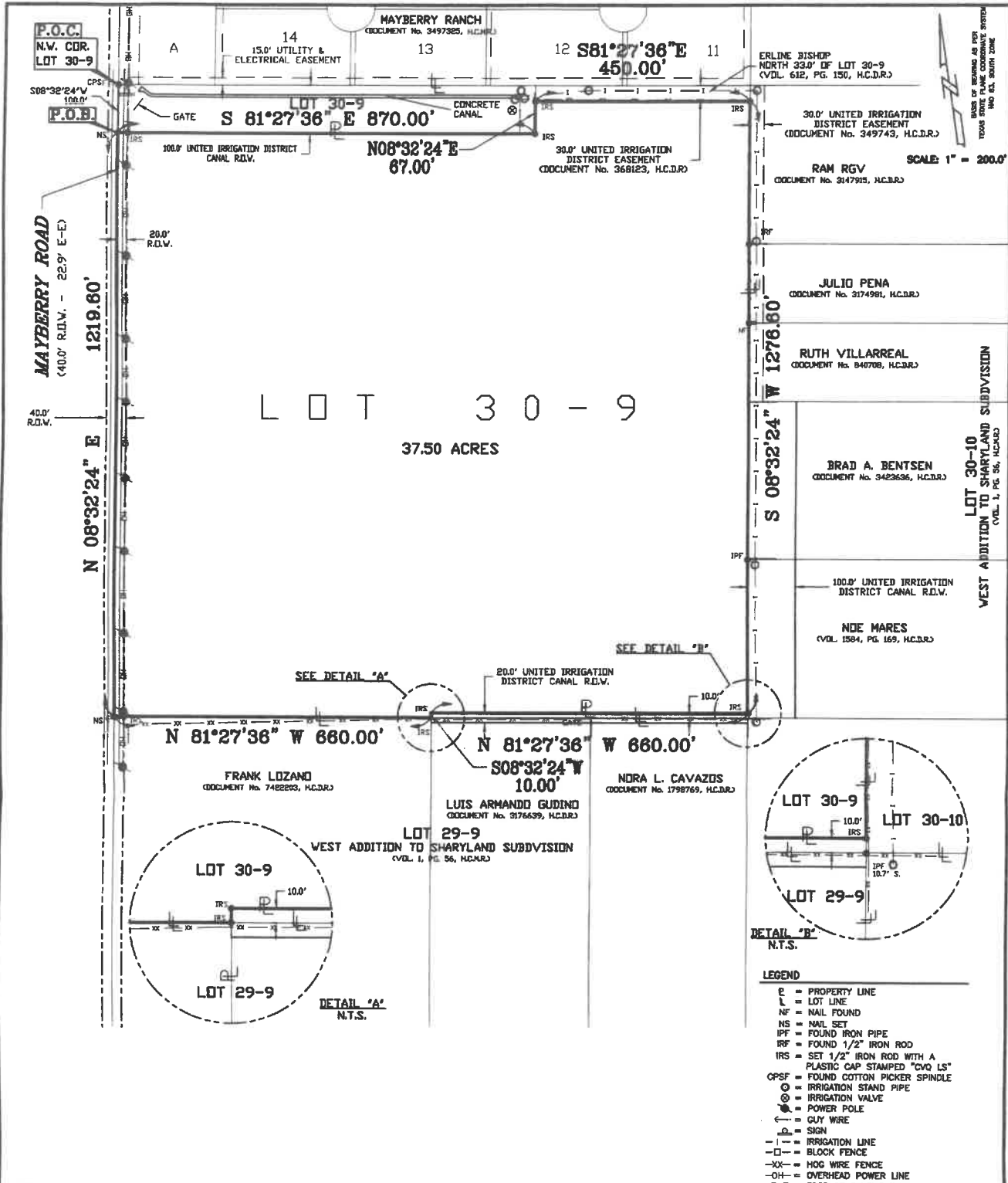
No.



**LOCATION
SITE**

MAYBERRY RD.

2 MILE RD.



FLOOD DESIGNATION
 The flood designation for this property appears to be "Zone C", which are "Areas of minimal flooding" (No shading). As per F.E.M.A.'s Flood Insurance Rate Map Panel No.:

480334 0400 C, Map Revised: November 16, 1982
 Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

- NOTES**
- This survey plat is prepared in connection with FIRST AMERICAN TITLE GUARANTY COMPANY GF No. 953081, and does not guaranty title, this survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
 - If this survey does not bear an Original Seal and Signature, it is invalid as per section 663.19 of the "The Professional Land Surveying Practices Act" enacted under article 5282C, Vernon's Texas Civil Statutes.
 - This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions, this certification herein is not transferable may not be utilized for any specific future transaction of this herein named real estate.
 - Easement and/or other rights, if any, as set forth in Warranty Deed dated August 13, 1914, recorded in Volumes 48, Page 178, Deed Records, Hidalgo County, Texas.
 - Easement and/or other rights, if any, as set forth in a Warranty Deed dated September 9, 1993, recorded under Clerk's File No. 368123, Official Records, Hidalgo County, Texas.
 - Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT.
 - All right, title and interest, including but not limited to fee simple title, owned or claimed to be owned by UNITED IRRIGATION DISTRICT.

LEGAL DESCRIPTION
 This plot is a true and correct representation of a survey made on the ground of the property located at: **MAYBERRY ROAD & MILE 2 1/2**, Mission, Hidalgo County, Texas, described as follows: **37.50 ACRES OUT OF LOT 30-9 WEST ADDITION TO SHARYLAND**, Hidalgo County, Texas, according to the map or plat thereof recorded in **Volume 1, Page 58**, Map Records, Hidalgo County, Texas.

PROJECT INFORMATION
 SURVEYED DATE: 02/06/2024
 JOB No.: 240201
 DRAWN BY: GTG
 CHECKED BY: J.R.
 REVISIONS:

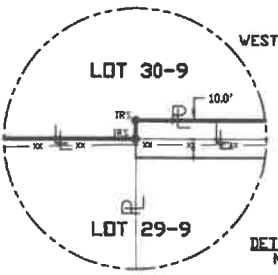
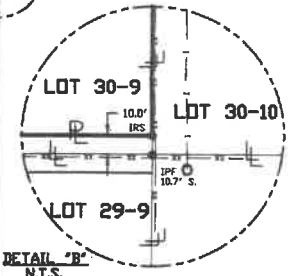


I, Jorge Rodriguez, a Licensed Professional Land Surveyor, certify that the above is a true and correct representation of the lands as surveyed under the above plat, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way.

JORGE RODRIGUEZ
 LICENSE NO. 5303
 STATE OF TEXAS

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- LEGEND**
- E = PROPERTY LINE
 - L = LOT LINE
 - NF = NAIL FOUND
 - NS = NAIL SET
 - IPF = FOUND IRON PIPE
 - IRF = FOUND 1/2" IRON ROD
 - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
 - CPSF = FOUND COTTON PICKER SPINDLE
 - = IRRIGATION STAND PIPE
 - ⊙ = IRRIGATION VALVE
 - ⊕ = POWER POLE
 - ← = GUY WIRE
 - ⊙ = SIGN
 - |- = IRRIGATION LINE
 - = BLOCK FENCE
 - X- = HOG WIRE FENCE
 - OH- = OVERHEAD POWER LINE
 - E-E = EDGE OF PAVEMENT TO EDGE OF PAVEMENT DISTANCE
 - R.O.W. = RIGHT OF WAY
 - H.C.N.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - N.T.S. = NOT TO SCALE



BASED ON RECORDS AS FOR THE STATE OF TEXAS
 (NO. 84, SECTION 20E)

SCALE: 1" = 200.0'

WEST ADDITION TO SHARYLAND SUBDIVISION
 (VOL. 1, PG. 58, H.C.D.R.)

DETAIL "B"
 N.T.S.

EXHIBIT A

January 19, 2024

City of Mission, Texas
Hidalgo County Drainage District #1
United Irrigation District

Re: WEST ADDN. TO SHARYLAND LOT 30-9 35.21 NET LOT 30-9 40 AC GR
36.21 AT NET

Dear Ladies and Gentlemen:

The undersigned owner/trustee of the real property described above has entered into a contract to sell Property to Carlos I Garza, or assigns, who in turn, intends to develop the Property into a residential subdivision.

The undersigned hereby appoints Carlos I Garza or Assigns, Jason E. Garza, Carlos I Garza and Javier Hinojosa Engineering as agents and attorney in fact for purposes of seeking the following preliminary approvals from the City of Mission, Hidalgo County Drainage District #1, and the United Irrigation District regarding the proposed Subdivision:

- 1) Preliminary plat approval;
- 2) Preliminary zoning approval;
- 3) Preliminary approval of a drainage plan for the Subdivision; and
- 4) Preliminary approval of a utility plan for the Subdivision.

Yours very truly,

Authentisign

2/6/2024 5:52:15 PM CST

02/06/2024

JONES ELIZABETH EPLER
INDEPENDENT EXECUTOR

I4046-00-000-0001-00 (566060)
GONZALEZ ROSA
REYNALDO RAMIREZ
1818 LEANDRO ST
MISSION TX 78574

W0100-00-029-0009-00 (317280)
GUDINO LUIS ARMANDO & JANETTE
8416 ZURICH AVE
MISSION TX 78573

W0100-00-029-0009-09 (317288)
LOZANO FRANK & SAN JUANITA
ARMANDO GONZALEZ
10334 N 23RD LN
MCALLEN TX 78504

W0100-00-029-0009-20 (317291)
CAVAZOS NORA L
1229 LINDBERG ST
PALMHURST TX 78573

W0100-00-029-0010-00 (317292)
FORTIS LAND COMPANY LLC
222 W UNIVERSITY DR
EDINBURG TX 78539-3301

W0100-00-030-0008-00 (317401)
O'CANA ALBERT R JR & ERICA
3507 N MAYBERRY RD
MISSION TX 78573

W0100-00-030-0008-01 (317402)
O'CANA GEORGE
3509 N MAYBERRY RD
MISSION TX 78573

W0100-00-030-0008-02 (317403)
ANZALDUA MAURO & GLORIA
3421 N MAYBERRY RD
MISSION TX 78573

W0100-00-030-0008-03 (317404)
SALAZAR JANE S & ALFREDO G JR
3415 N MAYBERRY RD
MISSION TX 78573

W0100-00-030-0008-04 (317405)
ZAMARRIPA RACQUEL
3311 N MAYBERRY RD
MISSION TX 78573

W0100-00-030-0009-00 (317410)
JONES ELIZABETH EPLER INDEPENDENT
1023 HIGHLAND ST
HOUSTON TX 77009

W0100-00-030-0010-00 (317412)
PENA JULIO
3607 N BRYAN RD
MISSION TX 78573

W0100-00-030-0010-04 (317416)
MARES NOE
3505 N BRYAN RD
MISSION TX 78573

W0100-00-030-0010-06 (317418)
BENTSEN BRAD A & JANET L
2803 CARDINAL AVE
MISSION TX 78574

W0100-00-030-0010-09 (527259)
RAM RGV INC
300 N MOCKINGBIRD AVE
MISSION TX 78572

W0100-00-030-0010-19 (527656)
VILLARREAL RUTH
3601 N BRYAN RD
MISSION TX 78573

W0100-00-029-0008-01 (317272)
VILLARREAL RAFAEL & MARIA YNOCENCIA G
3309 N MAYBERRY RD
MISSION TX 78573-1344