
OSCAR LONGORIA

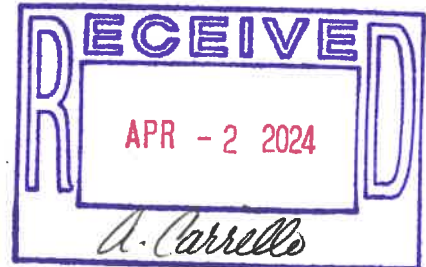
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April 2, 2024

City of Mission
1201 E. 8th St.
Mission, Texas 78572



Dear City Council Members,

I am writing this letter on behalf of Fortis Land Co. about your decision on Monday, March 11, to table our request to Rezone the 3315 N. Bryan Rd. property track from AO-1 to R1A.

Our representative, Eduardo Rodriguez, met with neighboring property owners on Wednesday, March 27, 2024, per your request. As was the case in the Planning & Zoning meeting and the March 11, 2024, City Council meeting, all of the neighbors' concerns applied to the subdivision process, which did not have any bearing on the rezoning request.

After the March 11 City Council meeting, Eduardo met with Assistant City Manager JP Terraza, who mentioned that the city would like to discuss some of the proposed infrastructure improvements in the eventual subdivision application. Eduardo offered to work with the City of Mission on any request as long as it was in writing and kept with the rules and guidelines of the City of Mission. As of today, no formal request has been made by the City or its staff.

Because the City Staff and the Planning & Zoning Board approved this rezoning, Fortis purchased the property based on these representations. Unfortunately, the city council has not followed the city staff's recommendations and has tabled this item without explanation. We believe municipal delays in the rezoning should not be used against our property, as we have been working through the process before several new development requests. Our project should be kept in the same timeline as those presented when the planning & zoning board approved the re-zoning request since the city has not granted a timely review or request for information.

As stated in our previous letter, Fortis purchased and paid for land at \$2,200,000 and mobilized its equipment and crews to the site. Fortis is currently spending \$520 per day on interest for money already spent and \$3,702 per day on personnel and equipment.

We respectfully request the council consider the unusual treatment of this project and the costly delays Fortis has been afforded in handling this project moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Oscar Longoria', written in a cursive style.

Oscar Longoria
Attorney at Law