

**ITEM# 1.1**

**TABLED**

**REZONING:** Tract #1: A tract of land containing 0.612 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B  
1916 Crystal Drive  
PUD(AO-P) Permanent Open Space District to  
PUD(R-1) Single Family Residential  
Meadow Creek Development

**REVIEW DATA**

The subject site is located near the Diane Drive/Crystal Drive Intersection along the east side of Crystal Drive – see vicinity map.

**SURROUNDING ZONES:**

N:	PUD(R-1T)	– Townhouse Residential District
E:	PUD(AO-P)	– Permanent Open Space District
W:	PUD(R-1T)	– Townhouse Residential District
S:	PUD(R-1T)	– Townhouse Residential District

**EXISTING LAND USES:**

N:	Single Family Residential
E:	Vacant
W:	Single Family Residential
S:	Single Family Residential
Site:	Vacant

**FLUM:** Planned Unit Development (PUD)

**REVIEW COMMENTS:** Staff notes that this item had received a favorable recommendation by the P&Z Board on January 13, 2021. However, it was tabled at the January 25, 2021 City Council Meeting to address some of the concerns voiced during the public comments. The concerns voiced referenced storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. Since then, the lift stations have been decommissioned and are no longer in service they are now on City sewer and several streets have been resurfaced.

Staff notes that the proposed zone complies with the surrounding land uses. Staff believes an R-1 would be a better neighbor for this area.

On January 24<sup>th</sup>, 2024 staff received a petition from property owners within the 200' radius reflecting 31% opposition to this request.

**RECOMMENDATION:** Staff recommends approval.

MISSION MUNICIPAL PARK

LAKE POINT

parcel #2

MAIN FLOODWATER PILOT CHANNEL

parcel #1

MISSION MAIN CANAL

SITE LOCATION

FRONT DR.

LAKE

parcel #5

parcel #4

parcel #4

RIO GRANDE VALLEY STATE VETERANS CEMETERY

INSPIRATION RD.

CIR. CREEK DR.

CIR. LAKE DR.

RIVER BEND DR.

CRYSTAL DR.

DIANE DR.

CARIOCA DR.

MAUVE DR.

MEADOW WAY DR.

RIVER BEND DR.

TAHOE DR.

LAKE VIEW DR.



CITY OF MISSION HIDALGO COUNTY, TEXAS

1201 E. 8th. Street MISSION, TX 78572

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

No.



**SITE  
LOCATION**

**TRACT 1**

**MEADOW WAY DR.**

**CRYSTAL DR.**

**INSPIRATION RD.**

PETITION Date: 1/5/2024

File Number: RE723-39

To: Mission City Council

RECEIVED  
JAN 24 2023

BY: JM

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-I. According to AO-I purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
	Karen Prewitt	2101 Mauve Dr, Mission
	Kay Wolf	2100 Mauve Dr, Mission
	Norma A Daming	2105 Carioca Mission
	Juan Rivera	2107 Mauve Dr Mission, TX
	Lulu Garrett	2101 Carioca Dr. Mission
	Roberto Cuautemoc Roldan	2102 Crystal Dr, Mission, TX
	Dario Roldan	2113 Crystal St, Mission, TX
	Oscar Saenz	2103 Crystal Dr. Mission TX.
	Alejandra Pulido	2107 Crystal Dr. Mission TX.
	LETICIA CAVAZOS GARZA	2111 CRYSTAL DR. MISSION, TX,
	Terri Ann Huntley	2100 Crystal Dr, Mission TX
	Anahi Cantu	2102 Mauve Dr.
	JESUS Cantu	2104 MAUVE DR
	JESUS Cantu	2106 MAUVE DR
	JESUS Cantu	2108 MAUVE DR.
	Bonnie Close	1920 MEADOW DR.
	Dora Maldonado	1902 Crystal dr.
	RICHARD Shwu	2101 CRYSTAL DR
	Kevin Whitehouse	1912 Meadow Way dr

Signature

Printed Name

Address

<i>Nancy Meyles</i>	Nancy Meyles	1924 Meadow Way Drive
<i>Trent Faircloth</i>	TRENT FAIRCLOTH	1926 MEADOW WAY DR.
<i>Destiny Nuñez</i>	Destiny Nuñez	1932 Meadow Way Dr
<i>Adaliz Villarreal</i>	Adaliz Villarreal	1934 Meadow Way Dr.
<i>Velma Flores</i>	Velma Flores	2000 Meadow Way Dr.
<i>Jose Cortez</i>	Jose Cortez	2003 Meadow Way Dr.
<i>Robert Smage</i>	Robert Smage	2007 Meadow Way Dr.
<i>Cassandra Hale</i>	Cassandra Hale	2009 Meadow way Dr.

Date:

1-24-24

Contact Name: Karen Prewitt

Phone Number: 956-957-8095

PETITION Date: 1/5/2024

RECEIVED  
9/13/24  
JM

File Number: REZ23-39

To: Mission City Council

Continued from previous.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
	Andres Gonzalez	1930 meadow way Dr mission TX
	Fernando Prtegon	1928 meadow way Dr Mission, TX
	Samuel Mantalvo	1922 MEADOW way DR mission TX
	Severiano Morala	2119 Crystal Dr.
	Ronald Valles	2127 Crystal Dr.
	Maricela Terres	2127 Crystal Dr
	Tori Sheppard	2013 Lake front Dr mission TX
	Debra Klaustermeyer	2015 Meadow Way Dist TX
	Adrien Martinez	2008 LAKE FRONT DR.
	MARK ADAMS	1900 Crystal Dr.
	M.R. Marnel	2103 Carrose Dr. (2103 Carroza)

M3175-1B-003-0002-00 ( 232618) BERGH REBECCA & ALBERT 2519 PONDEROSA DR MISSION TX 78572	M3175-1B-003-0003-00 ( 232619) CANTU OMAR 1623 DEBBY LN MISSION TX 78572	M3175-1B-003-0005-00 ( 232621) GARCIA BRENDA 2103 LAKE FRONT DR MISSION TX 78572
M3175-1B-003-0006-00 ( 232622) RODRIGUEZ MARCELA BARCENAS 2101 LAKE FRONT DR MISSION TX 78572	M3175-1B-003-0007-00 ( 232623) CANTU YANNELLY 1525 RIVER BANK DR MISSION TX 78572	M3175-1B-004-0001-00 ( 232626) CANALES RIGOBERTO JR & SAN JUAN 2015 LAKE FRONT DR MISSION TX 78572
M3175-1B-004-0002-00 ( 232627) GONZALEZ RODOLFO CARTAGENA No 4220 RES DE LA HACIENDA MONTERREY NL 64890 MEXICO	M3175-1B-004-0003-00 ( 232628) SANCHEZ MARIA DE LOURDES O & MONICA MEDRANO EDWIN H & YADIRA 2116 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0004-00 ( 232629) ROLDAN CHRISTINA GARCIA 2108 CRYSTAL DR MISSION TX 78572
M3175-1B-004-0005-00 ( 232630) MICHELENA ROBERT M 2104 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0006-00 ( 232631) HUNTLEY PERRI ANN 2100 CRYSTAL DR MISSION TX 78572	M3175-1B-005-0001-00 ( 232632) ROLDAN CHRISTINA GARCIA 2113 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0002-00 ( 232633) VALDES JULIO C ARNEDO 119 COL LA RIOJA MONTERREY NL 64988 MEXICO	M3175-1B-005-0003-00 ( 232634) GIRODENGO ARTURO PASEO DE LA REFORMA 6354 COL SATELITE MONTERREY NL MEXICO	M3175-1B-005-0004-00 ( 232635) ROLDAN CHRISTINA MARIE 2101 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0005-00 ( 232636) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0006-00 ( 232637) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0007-00 ( 232638) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572
M3175-1B-005-0008-00 ( 232639) CGS PROPERTY RENTALS LLC 5105 SWEETWATER AVE MCALLEN TX 78503	M3175-1B-005-0009-00 ( 232640) SESIN RAUL E 4109 STILLWATER CV EDINBURG TX 78542	M3175-1B-006-0001-00 ( 232641) CHEN MENG-JU 1910 CHARLES CIR EDINBURG TX 78541
M3175-1B-006-0002-00 ( 232642) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0003-00 ( 232643) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0004-00 ( 232644) GARCIA ANDREA ADRIANA TAMEZ GARCIA 2105 DIANE DR MISSION TX 78572
M3175-1B-006-0005-00 ( 232645) NUNEZ LUIS GERARDO & SENIA MAGALY 2103 DIANE DR MISSION TX 78572-8405	M3175-1B-006-0006-00 ( 232646) LONGORIA ARTURO R JR 1201 REYNOSA ST MISSION TX 78572	M3175-1B-006-0007-00 ( 232647) GARZA JUDITH 2100 CARIOCA DR MISSION TX 78572
M3175-1B-006-0008-00 ( 232648) VILLANUEVA PABLO & MARIELA A 2102 CARIOCA DR MISSION TX 78572	M3175-1B-006-0009-00 ( 232649) RODRIGUEZ ALMA DELA 2104 CARIOCA DR MISSION TX 78572	M3175-1B-006-0010-00 ( 232650) SANDOVAL EDUARDO 1400 ROQUE SALINAS MISSION TX 78572

M3175-1B-007-0003-00 ( 232655) ZAMORA FRANCISCA 2107 CARIOCA DR MISSION TX 78572	M3175-1B-007-0004-00 ( 232656) RAMIREZ NORMA ALICIA 2010 MEADOW WAY DR MISSION TX 78572	M3175-1B-007-0005-00 ( 232657) MANUEL MICHAEL A & KATHLEEN A 2103 CARIOCA DR MISSION TX 78572
M3175-1B-007-0006-00 ( 232658) GARRETT RICHARD A & LOURDES S GARCIAWOLF FRANCES KAY 2101 CARIOCA DR MISSION TX 78572	M3175-1B-007-0007-00 ( 232659) CANTU JESUS 2100 MAUVE DR MISSION TX 78572	M3175-1B-007-0008-00 ( 232660) CANTU ANAHI 2102 MAUVE DR MISSION TX 78572
M3175-1B-007-0009-00 ( 232661) CONGRES CONSTRUCTION, LLC 214 PASEO DEL REY MISSION TX 78572-6735	M3175-1B-007-0010-00 ( 232662) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572	M3175-1B-007-0011-00 ( 232663) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572
M3175-1B-008-0001-00 ( 232665) MARTINEZ MARTHA P NUNEZ 2000 CIR DR APT 1 MISSION TX 78572	M3175-1B-008-0002-00 ( 232666) VILLEGAS JOSE LUIS 308 N MISSOURI ST ALTON TX 78573	M3175-1B-008-0003-00 ( 232667) RIVERA JUAN ANTONIO III 2107 MAUVE DRIVE MISSION TX 78572
M3175-1B-008-0004-00 ( 232668) PREWITT KAREN L 2101 MAUVE DR MISSION TX 78572	M3175-1B-008-0006-00 ( 232670) ROLDAN CUAUHEMO F & PATRICIA F 2102 CRYSTAL DR MISSION TX 78572	M3175-1B-008-0008-00 ( 232672) CASTILLO ALEJANDRO 2114 CRYSTAL DR MISSION TX 78572
M3175-1B-011-0009-00 ( 232737) VELEZ GUTIERREZ REAL ESTÁTE LLC 306 S BRYAN RD MISSION TX 78572	M3175-1B-011-0010-00 ( 232738) FLORES VELMA ELIZA 2000 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0001-00 ( 232739) VILLARREAL FAUSTINO G JR & ADALIZ 1934 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0002-00 ( 232740) NUNEZ CYNTHIA 1932 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0003-00 ( 232741) GONZALEZ ANDRES & ALEXANDRA MARIE 1930 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0004-00 ( 232742) ORTEGON FERNANDO A 1928 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0005-00 ( 232743) FAIRCLOTH TRENT 1926 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0006-00 ( 232744) MYLES ALBERT EMMANUEL & NANCY LYNN 1924 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0007-00 ( 232745) CONFIDENTIAL 1922 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0008-00 ( 232746) CLOSE BONNIE L 1920 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0001-00 ( 232786) IBANIZ MELISSA RENEE 1902 RIVER BEND DR MISSION TX 78572	M3175-1B-014-0002-00 ( 232787) CORTEZ JOSE 2003 MEADOW WAY DR MISSION TX 78572
M3175-1B-014-0003-00 ( 232788) RODRIGUEZ VELMA 2005 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0004-00 ( 232789) SMAGE ROBERT & SHARON HECKER SHARON K HECKER & ROBERT SMAGE 2007 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0005-00 ( 232790) WILLIAMSON JOSHUA GREY 2009 MEADOW WAY DR MISSION TX 78572



M3175-1B-014-0006-00 ( 232791)  
ORTIZ GONZALO & MARICELA  
2011 MEADOW WAY  
MISSION TX 78572

M3175-1B-015-0001-00 ( 232792)  
ADAMS MARK A & MAUREEN  
1900 CRYSTAL DR  
MISSION TX 78572

M3175-1B-015-0002-10 ( 232795)  
MALDONADO DORA M & FRANCO L  
1902 CRYSTAL DR  
MISSION TX 78572

M3175-1B-015-0003-05 ( 232797)  
REYNA ADRIANA IDALIA  
1904 CRYSTAL DR  
MISSION TX 78572

M3175-1B-015-0004-00 ( 232798)  
ORTIZ JOSE & LAURA  
1906 CRYSTAL DR  
MISSION TX 78572

M3175-1B-016-0005-00 ( 232805)  
ORNELAS MARICELA TORRES  
618 N 15TH ST  
MCALLEN TX 78504

M3175-1B-016-0006-00 ( 232806)  
GONZALEZ CHARLES  
2123 CRYSTAL DR  
MISSION TX 78572

M3175-1B-016-0007-00 ( 232807)  
GARCIA SEVERIANO MORALES  
2119 CRYSTAL DR  
MISSION TX 78572

M3175-1B-016-0008-00 ( 232808)  
VOJE JONATHAN JOSE F  
4353 NE HALSEY ST APT 7  
PORTLAND OR 97213

M3175-1B-016-0009-00 ( 232809)  
GARZA LETICIA CAVAZOS ET AL  
HECTOR VICTORIA NO 16 APT 504 A  
CUAJIMALPA  
MEXICO, 05200

M3175-1B-016-0010-00 ( 232810)  
PULIDO ALEJANDRA  
3208 ERIN ST  
MISSION TX 78574-5243

M3175-1B-016-0011-00 ( 232811)  
SAENZ OSCAR JR & MINERVA ENEDELI  
2103 CRYSTAL DR  
MISSION TX 78572

M3175-1A-000-0000-01 ( 723237)  
MEADOW CREEK DEVELOPMENT LLC  
5105 N 10TH ST STE B  
MCALLEN TX 78504