

ITEM# 1.1

REZONING:

Being 1.12 acres of land out of
Lot 172, John H. Shary Subdivision
AO-P to C-3
Rosas Children Irrevocable Trust

REVIEW DATA

The subject site is located 1/8 of a mile west of Glasscock Road and Expressway 83 intersection along the north side of Expressway 83 (frontage). – see vicinity map.

SURROUNDING ZONES:

N:	AO-P	- Agricultural Open Permanent
E:	C-3	- General Business
W:	AO-P	- Agricultural Open Permanent
S:	C-3	- General Business

EXISTING LAND USES:

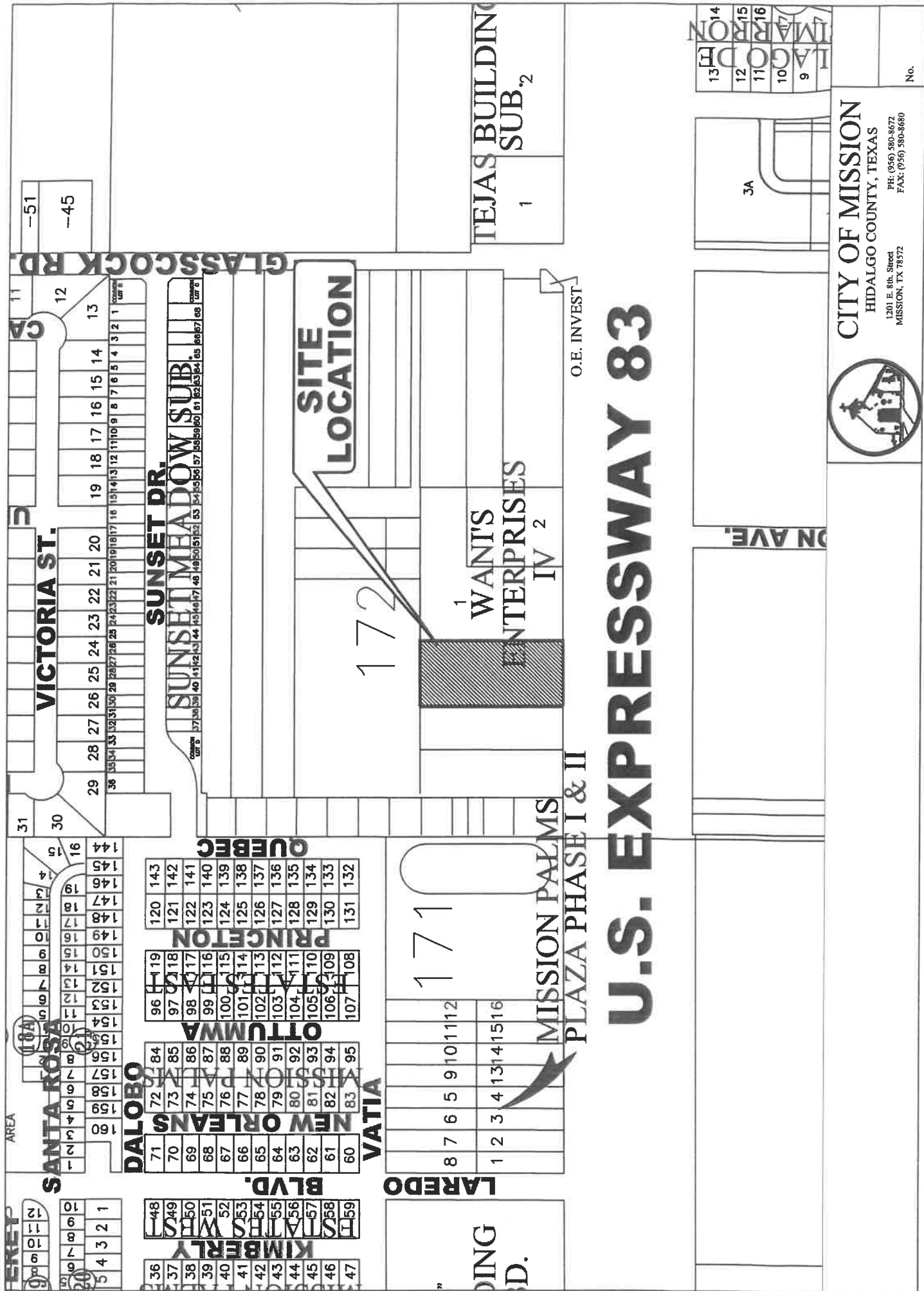
N:	Vacant
E:	Motel 6
W:	Vacant
S:	Vacant
Site:	Vacant

FLUM:

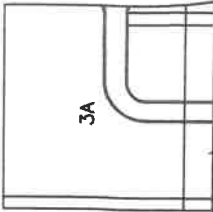
General Commercial (GC)

REVIEW COMMENTS: The site fronts a major thoroughfare. The C-3 zoning request is consistent to the similar zonings along the Expressway and is also consistent to the Future Land Use Map.

RECOMMENDATION: Staff recommends Approval.



13	14
12	15
11	16
10	17
9	18



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 6th Street
 MISSION, TX 78372
 PHE: (956) 580-8672
 FAX: (956) 580-8680



No.

U.S. EXPRESSWAY 83

MISSION PALMS
 PLAZA PHASE I & II

1
 WANT'S
 ENTERPRISES
 IV 2

**SITE
 LOCATION**

172

171

-51
 -45

GLASSCOCK RD

VICTORIA ST.

SUNSET DR.

SUNSET MEADOW SUB.

12

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36	48	71	72	84	96	119	120	143
37	49	70	73	85	97	118	121	142
38	50	69	74	86	98	117	122	141
39	51	68	75	87	99	116	123	140
40	52	67	76	88	100	115	124	139
41	53	66	77	89	101	114	125	138
42	54	65	78	90	102	113	126	137
43	55	64	79	91	103	112	127	136
44	56	63	80	92	104	111	128	135
45	57	62	81	93	105	110	129	134
46	58	61	82	94	106	109	130	133
47	59	60	83	95	107	108	131	132

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

MISSION PALMS
 PLAZA PHASE I & II

O.E. INVEST

ON AVE.

TEJAS BUILDING
 SUB. 2
 1

ERET

AREA

SANTA ROSA

DALOBO

NEW ORLEANS

BLVD.

KIMBERLY

OTTICMA

VATIA

PRINCETON

QCEBEC

VALENTIA

WANT'S

ENTERPRISES

IV 2

MISSION PALMS

PLAZA PHASE I & II

TEJAS BUILDING

SUB. 2

1

ON AVE.

U.S. EXPRESSWAY 83

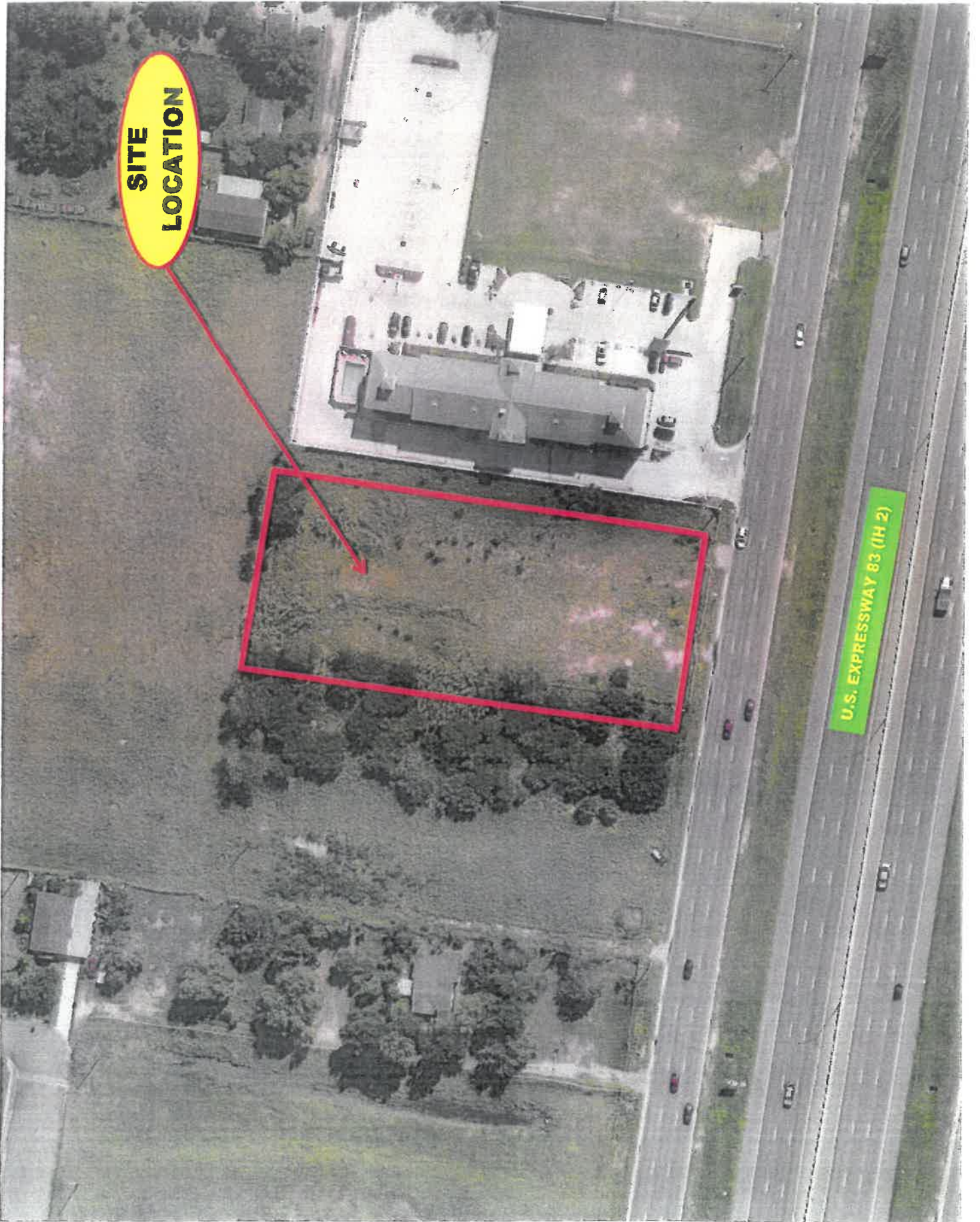
SUNSET DR.

VICTORIA ST.

GLASSCOCK RD

SITE LOCATION

172



**SITE
LOCATION**

U.S. EXPRESSWAY 83 (IH 2)

PROJECT MANAGEMENT
 CONSULTING & DESIGN
 7329 BOCA CHICA BLVD
 BROWNSVILLE, TEXAS 78521
 956-336-7542

PREPARED FOR
 DR ROSAS

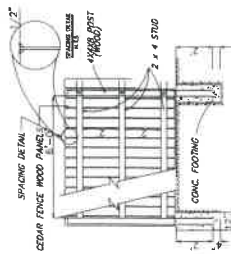
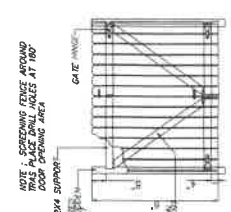
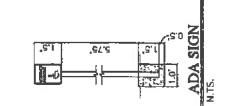
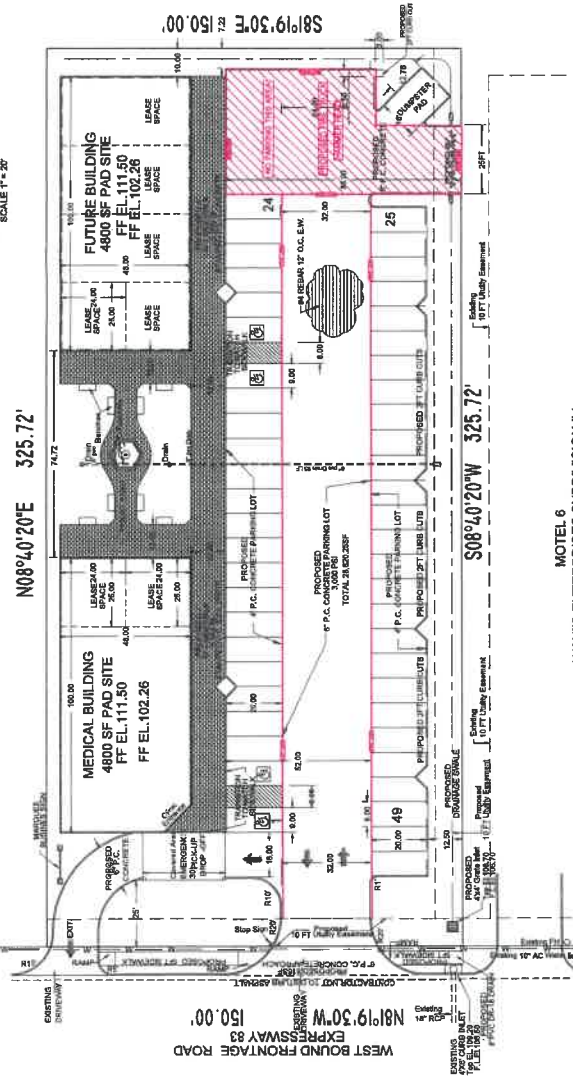
SITE PLAN
 FOR
 MISSION MEDICAL OFFICE PLAZA

DATE: SEPT. 2023 SCALE: AS SHOWN
 DESIGNED BY: [Redacted]
 CHECKED BY: [Redacted]
 DRAWN BY: STAFF
 PROJECT NO.:

PRELIMINARY 09-06-22
 RELEASED FOR INTERIM REVIEW

SITE PLAN MISSION MEDICAL OFFICE PLAZA
 a 1.12 Acre Tract of Land
 out of Lot 172, John H. Berry Subdivision
 (Recorded in Volume 4, Page 17, H.C.M.R.)
 Prepared for: Rosas Childrens Trust
 October 2019
 Prepared by: Project Management Consulting
 P.M.C. 956-336-7542

SCALE 1" = 20'



MOTEL 6
 WANIS ENTERPRISES SUBDIVISION IV

DUMPSTER
 SCREENING FENCE DETAIL

DUMPSTER
 DOOR DETAIL

S2950-00-000-0172-27 (280872)
RODRIGUEZ ANTONIO & SILVIA
109 E FERGUSON ST
PHARR TX 78577

S2950-00-000-0172-28 (280873)
RODRIGUEZ GUADALUPE & LYDIA
500 S GLASSCOCK RD
MISSION TX 78572

S2950-00-000-0172-31 (280875)
DORBECKER CONVENTION CENTER LL
109 E FERGUSON ST
PHARR TX 78577

S2950-00-000-0172-32 (280876)
DORBECKER CONVENTION CENTER LLC
109 E FERGUSON ST
PHARR TX 78577

S2950-00-000-0172-81 (503647)
ROSAS CHILDREN IRREVOCABLE TRUST
33 SHADOWBROOK LANE
BROWNSVILLE TX 78521

W0756-04-000-0001-00 (717117)
SARINA GROUP LTD
1813 E EXPRESSWAY 83
MISSION TX 78572

W0756-04-000-0002-00 (717118)
VILLARREAL HOMERO E & CRISTINA G
3804 SAN ROMAN
MISSION TX 78572