

## **ITEM# 1.7**

### **REZONING:**

The East 6 acres of Lot 2,  
in Mrs. E.V. Flores Subdivision  
2501 Leonor Street  
AO-P to R-3  
RST Las Fuentes, LP

### **REVIEW DATA**

The subject site is located along the South side of Leonor Street approximately 625' East of Schuerbach Road.

### **SURROUNDING ZONES:**

|    |            |                                                     |
|----|------------|-----------------------------------------------------|
| N: | County     |                                                     |
| E: | AO-I & R-4 | – Agricultural Open Interim & Mobile & Modular Home |
| W: | R-1        | – Single Family Residential                         |
| S: | R-1        | – Single Family Residential                         |

### **EXISTING LAND USES:**

|       |                                                 |
|-------|-------------------------------------------------|
| N:    | Residential Homes                               |
| E:    | Residential Home & Mobile Home Park             |
| W:    | Residential Homes & Jose de Escandon Elementary |
| S:    | Residential Homes                               |
| Site: | Commercial                                      |

### **FLUM:**

Moderate Density Residential (MD)

**REVIEW COMMENTS:** Although the FLUM designation at this time is MD, staff believes the area is in transition. On February 10, 2025, a public hearing was held to solicit input in favor or against the proposed development of a Senior's-only, gated multi-family residential community consisting of 105 units. There were no public comments, therefore the City Council voted to approve Resolution#1958 in favor of the development. Staff notes that the future land use map can be amended to reflect the R-3 use. Staff mailed out 37 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

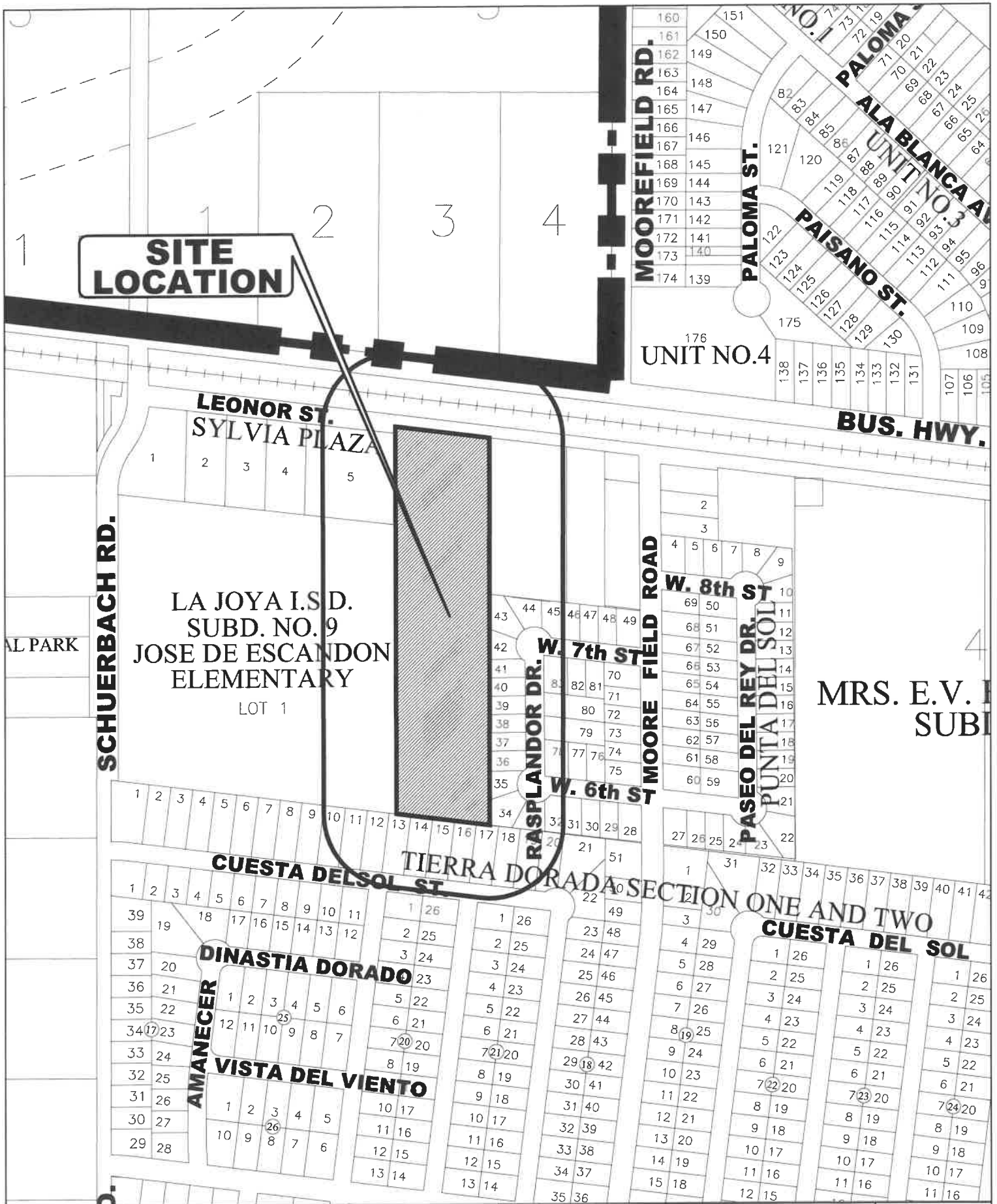


**CITY OF MISSION  
PLANNING DEPARTMENT**

1201 E. 8th. STREET  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

DATE:02-12-25

No.



**200' RADIUS  
MAILOUT MAP**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78702

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

No.



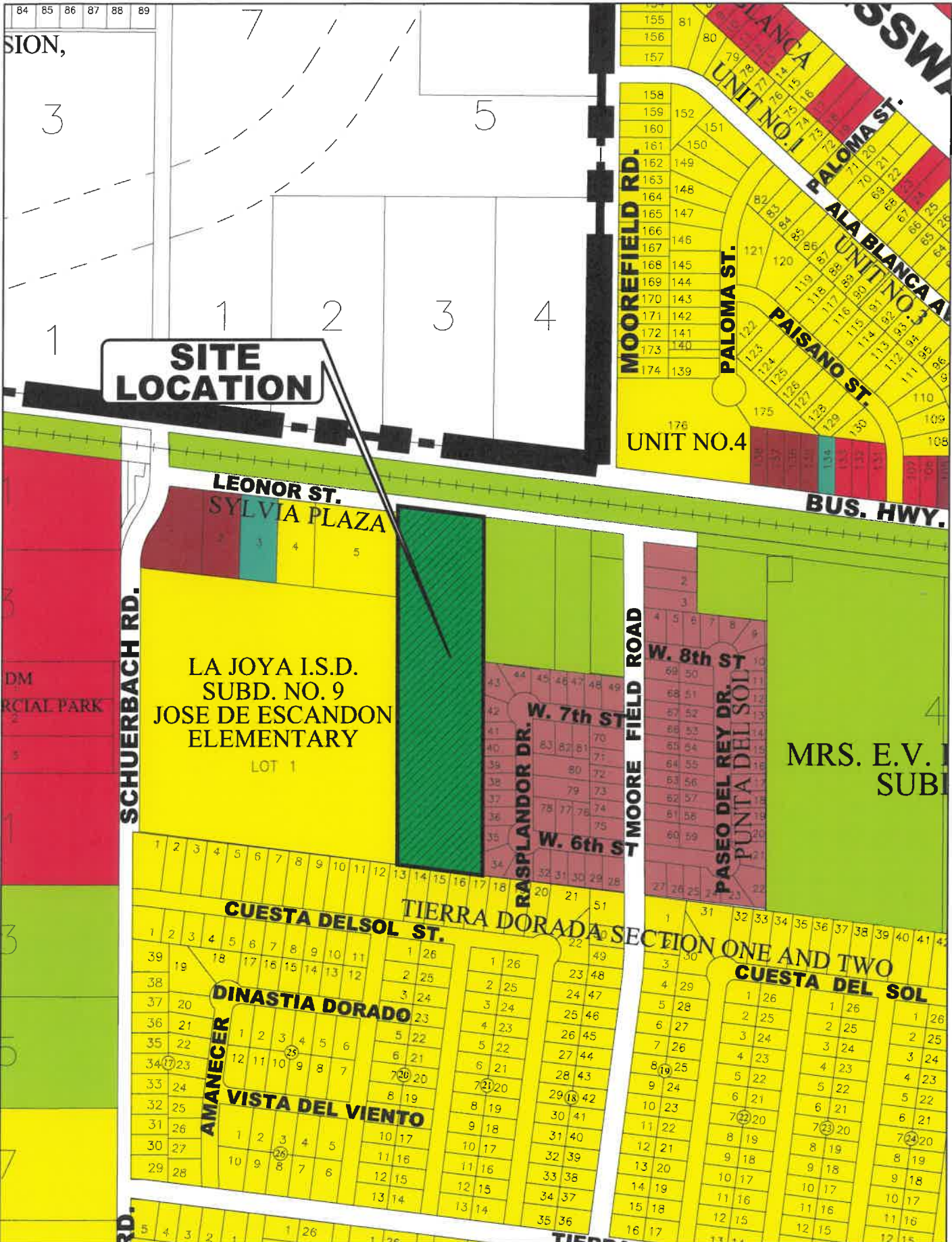


**LOCATION  
SITE**

**BUS. HWY. 83**







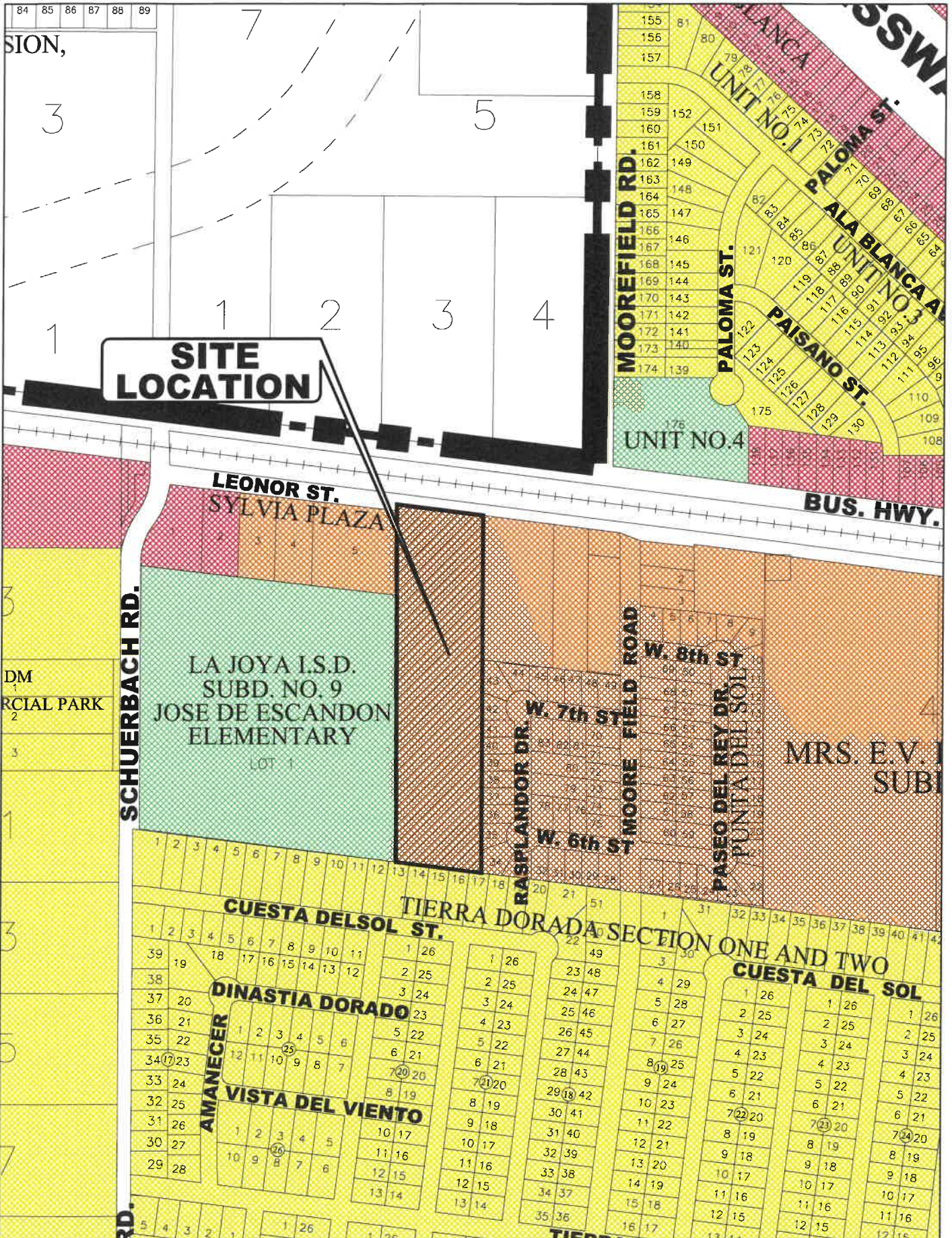
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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No.





**FUTURE LAND USE**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.



F4350-00-000-0002-02 ( 175406)  
BARRERA REYNALDO  
2801 LEONOR ST  
MISSION TX 78572

F4350-00-000-0003-03 ( 175410)  
GARZA GABRIEL  
2709 LEONOR ST  
MISSION TX 78572

T5250-02-018-0009-00 ( 303981)  
ALANIS ANDRES  
2805 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0010-00 ( 303982)  
SANCHEZ EUNICE ALFERES  
2804 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0011-00 ( 303983)  
MORENO ANGELICA  
2802 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0012-00 ( 303984)  
SALAZAR GILBERTO  
2800 CUESTA DEL SOL  
MISSION TX 78572

T5250-02-018-0013-00 ( 303985)  
SALAZAR GILBERTO  
2800 CUESTA DEL SOL  
MISSION TX 78572

T5250-02-018-0014-00 ( 303986)  
RODRIGUEZ JOELLY  
2722 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0015-00 ( 303987)  
CANTU JESUS & ROSA  
2720 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0016-00 ( 303988)  
ARCE FERMIN S  
2718 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0017-00 ( 303989)  
RAMOS MARTIN H  
2716 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0018-00 ( 303990)  
GRANADA LIRH LTD I  
3914 RIO GRANDE CARE RD  
EDINBURG TX 78541

T5250-02-018-0019-00 ( 303991)  
CANTU OSCAR & DOLORES  
2307 NICOLE DR  
MISSION TX 78574

T5250-02-018-0020-00 ( 303992)  
GARCIA GUADALUPE  
2710 CUESTA DEL SOL ST  
MISSION TX 78572

T5250-02-018-0021-00 ( 303993)  
TAPANES NINFA D & JENNIFER TAPANE  
2708 CUESTA DEL SOL ST  
MISSION TX 78572

P9550-00-000-0031-00 ( 609884)  
GARCIA SERGIO M & MARIA DE JESUS  
2707 W 6TH ST  
MISSION TX 78572

P9550-00-000-0032-00 ( 609885)  
CRUZ LAURA R  
2709 W 6TH ST  
MISSION TX 78572

P9550-00-000-0033-00 ( 609886)  
REYNAGA FRANCISCO L  
2208 DIAZ AVE  
MCALLEN TX 78503

P9550-00-000-0034-00 ( 609887)  
OLVERA ALEJANDRO C & PERLA M  
2713 W 6TH ST  
MISSION TX 78572

P9550-00-000-0035-00 ( 609888)  
CANTU ROBERTO & MIRNA YADIRA CANTU  
1907 W 2ND ST  
MISSION TX 78572

P9550-00-000-0036-00 ( 609889)  
GONZALEZ OVIDIO & JOANNA  
603 N RESPLANDOR DR  
MISSION TX 78572

P9550-00-000-0038-00 ( 609891)  
GARZA-OLVERA NANCY MARIBEL  
113 MONICA ST  
MISSION TX 78573

P9550-00-000-0039-00 ( 609892)  
PEREZ JESUS MARTIN  
609 N RASPLANDOR ST  
MISSION TX 78572

P9550-00-000-0040-00 ( 609893)  
ARECHIGA MAIRA  
611 N RESPLANDOR ST  
MISSION TX 78572

P9550-00-000-0041-00 ( 609894)  
MENDOZA MONICA CERNA  
613 N RESPLANDOR ST  
MISSION TX 78572

P9550-00-000-0042-00 ( 609895)  
PENA HERADIO R & MARIA TREVINO  
2816 F ABRAM RD  
PALMVIEW TX 78572

P9550-00-000-0043-00 ( 609896)  
MEDINA SAMUEL BERNAL  
2712 W 7TH STREET  
MISSION TX 78572

P9550-00-000-0044-00 ( 609897)  
CANTU JORGE & MARIA B BENAVIDES  
2710 W 7TH ST  
MISSION TX 78572

P9550-00-000-0045-00 ( 609898)  
ROSALES SONIA  
2708 W 7TH ST  
MISSION TX 78572

P9550-00-000-0046-00 ( 609899)  
LOREZ DANIEL R & JUAN MARIA H MENI  
1110 S INSPIRATION  
MISSION TX 78572

P9550-00-000-0078-00 ( 609931)  
SALAZAR ALFREDO O  
912 TIERRA LINDA CIR E  
PALMVIEW TX 78572

P9550-00-000-0079-00 ( 609932)  
ALANIS LORENA SALINAS  
604 S RESPLANDOR ST  
MISSION TX 78572

P9550-00-000-0080-00 ( 609933)  
CANDANOZA SONIA  
1727 W 20TH ST  
MISSION TX 78572

P9550-00-000-0083-00 ( 609936)  
VERA MARIA A & ROSSABELL V RODRIGUEZ  
1523 ISAAC DR  
MISSION TX 78573

L1186-09-000-0001-00 ( 705850)  
LA JOYA IND SCH DIST  
PO BOX J  
LA JOYA TX 78560

S7910-00-000-0005-00 ( 705855)  
RODRIGUEZ RODRIGO & SYLVIA  
2805 LEONOR ST  
MISSION TX 78572

S7910-00-000-0005-05 ( 816285)  
RODRIGUEZ RODRIGO JR  
2805 LEONOR ST  
MISSION TX 78572