

ITEM# 1.6

REZONING:

The East 139' of the North 459'
to the South 660' and the West 14'
of the East 139' of the South 201'
of Lot 25-9, West Addition to Sharyland
AO-I to C-3
Claudia A. Delgado-Lopez

REVIEW DATA

The subject site is located along the North side of Griffin Parkway (F.M. 495) approximately 150' East of E. Palm Circle.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	R-1A	– Large Lot Single Family
W:	R-1	– Single Family Residential
S:	C-2	– Neighborhood Commercial

EXISTING LAND USES:

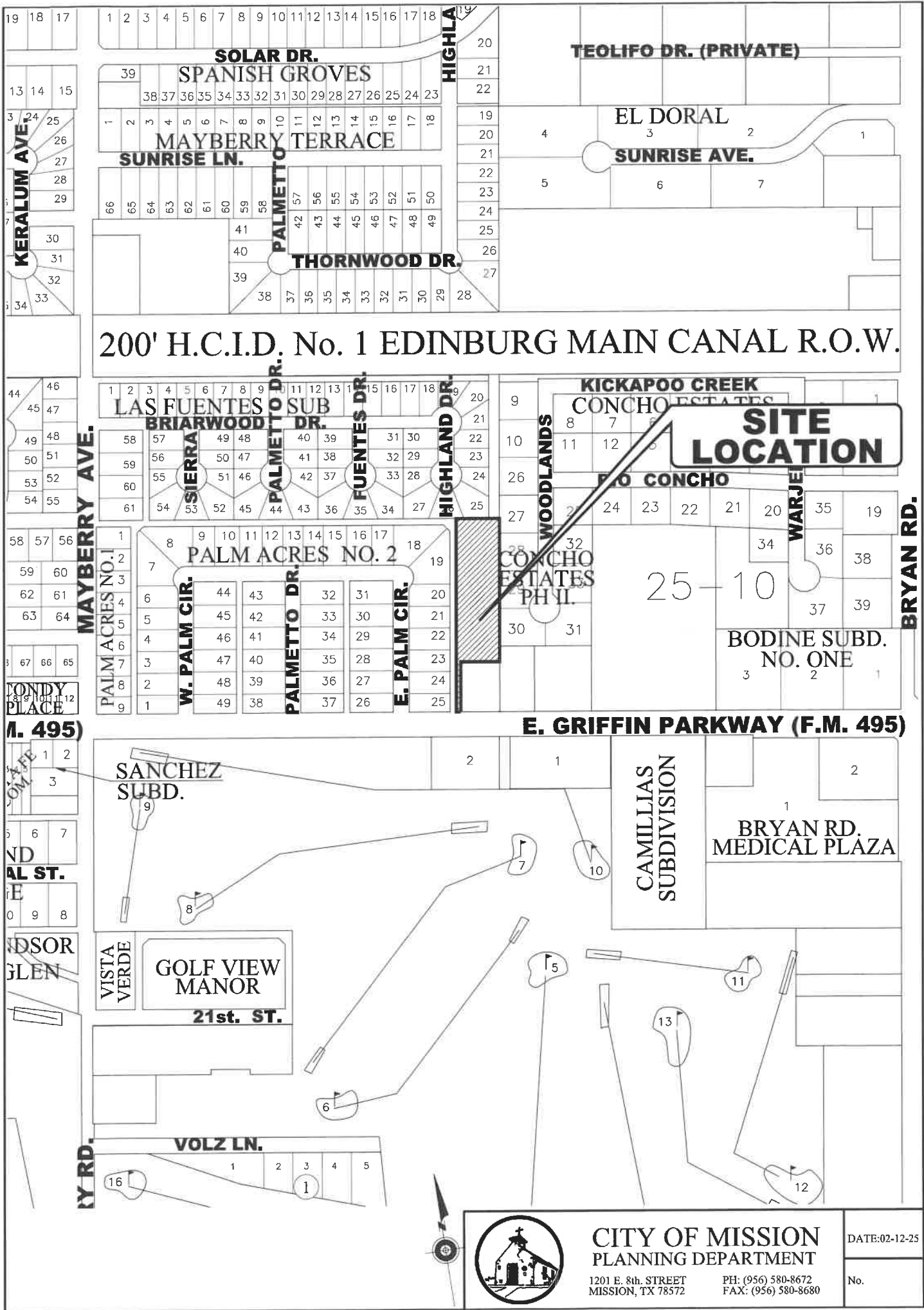
N:	Residential Homes
E:	Residential & Commercial
W:	Residential
S:	Shary Golf Course
Site:	Vacant

FLUM:

Low Density Residential (LD)

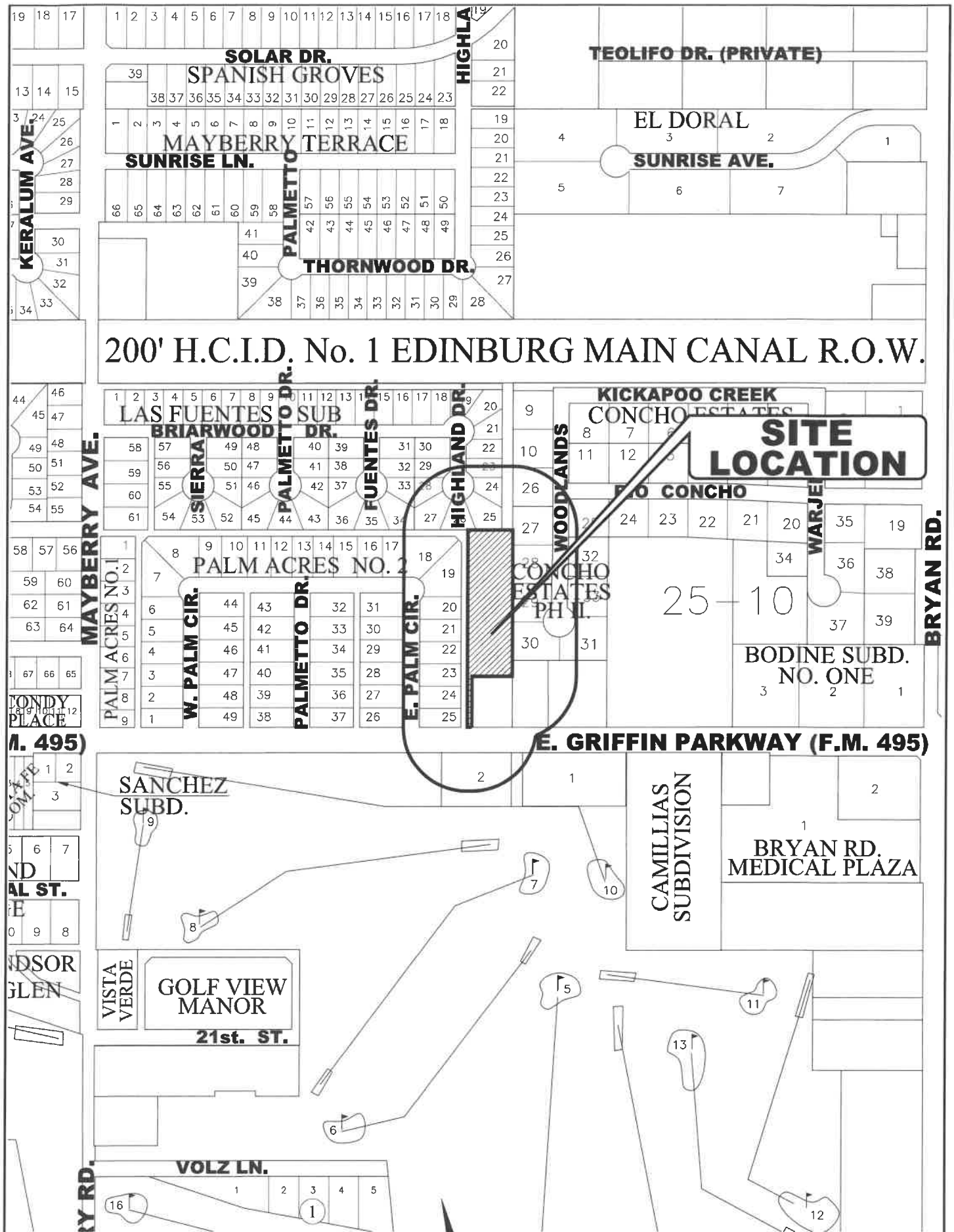
REVIEW COMMENTS: The proposed zoning does not comply with the City's Future Land Use Map. The LD designation classification includes single family residential homes, which is consistent with the surrounding properties. Staff notes that although there is a Chiropractic Clinic towards the east side of the property most of the acreage that will be used is surrounded by residential homes. The existing adjoining commercial properties to the South and Southeast are zoned C-2 (Neighborhood Commercial) and C-1 (Office Building) zone which are less intense than a General Business (C-3) district. In addition, the property only has 14' of frontage to (FM 495) making it not conducive for commercial development. 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 denial 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.



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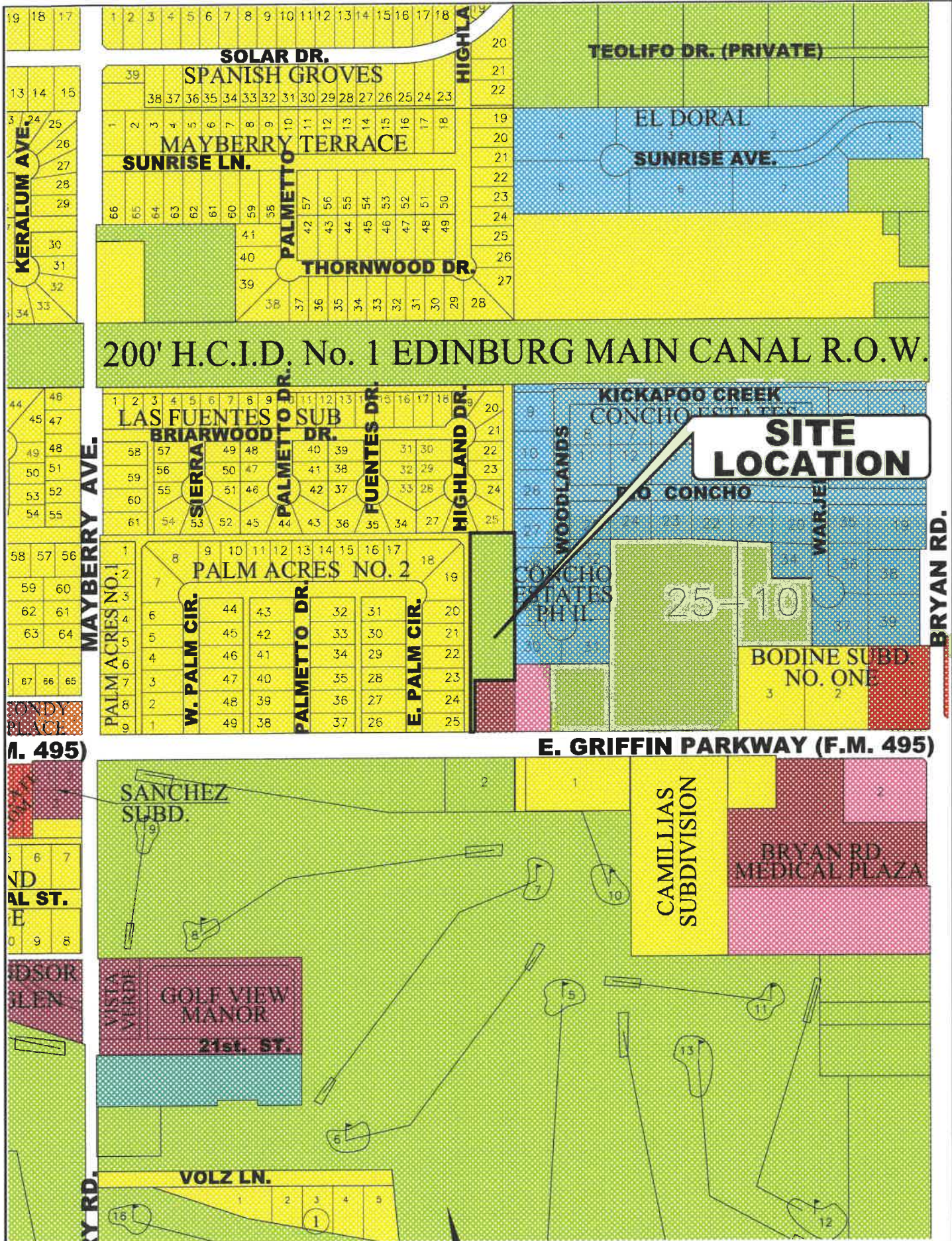
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**LOCATION
SITE**



E. GRIFFIN PKWY (F.M. 495)



ZONING BASE MAP



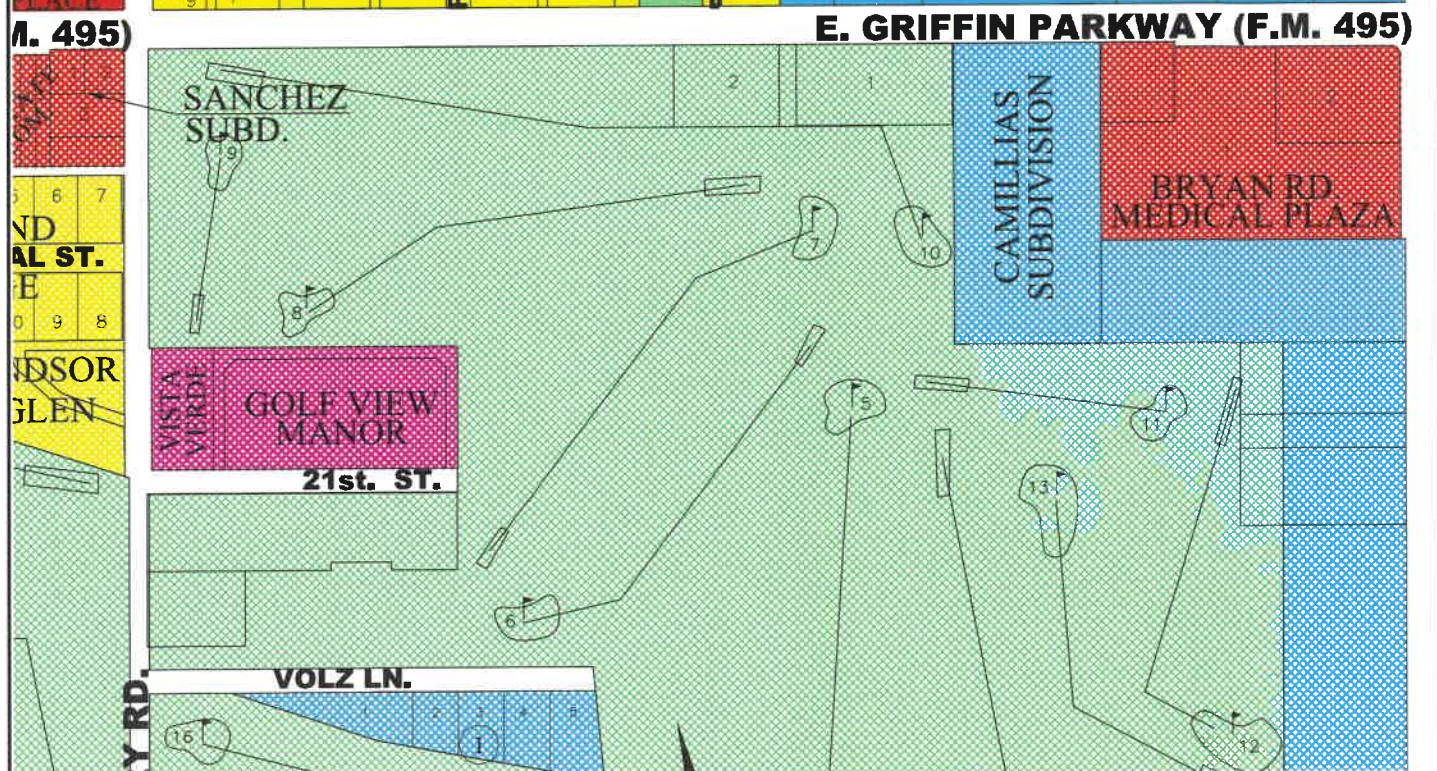
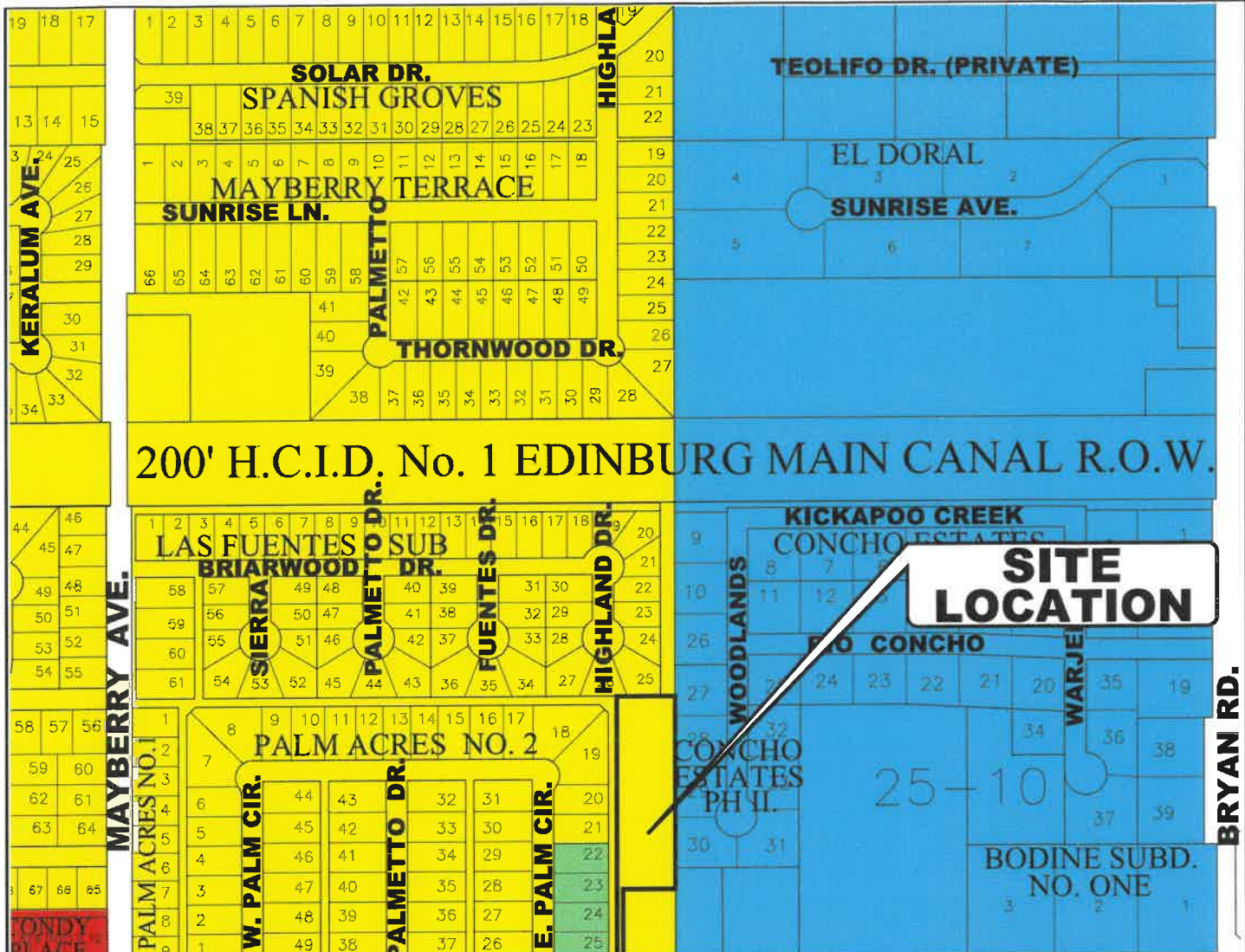
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FUTURE LAND USE MAP



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No.

C7882-00-000-0010-00 (540667)
FUENTES OMAR & CYNTHIA K FLORES
2319 WOODLAND DR
MISSION TX 78574

C7882-00-000-0025-00 (540686)
CAVAZOS JOSE RUBEN & LETICIA
1004 RIO CONCHO
MISSION TX 78574

C7882-00-000-0026-00 (540687)
TREVINO BEATRICE
2317 WOODLAND DR
MISSION TX 78574

P0200-02-000-0017-00 (253273)
BILLINGS ROBERT JR & JANELLE
909 PALMETTO DR
MISSION TX 78574

P0200-02-000-0018-00 (253274)
CHAPA RAMON
911 PALMETTO DR
MISSION TX 78574

P0200-02-000-0019-00 (253275)
JUNGERHELD LINDA
PEDRO SEGUNDO
2324 E PALM CIR
MISSION TX 78574

P0200-02-000-0020-00 (253276)
SALINAS BALDOMERO & BEATRIZ
2320 E PALM CIR
MISSION TX 78574

P0200-02-000-0021-00 (253277)
AGUILERA VIRGINIA
2316 E PALM CIR
MISSION TX 78574

P0200-02-000-0022-00 (253278)
CHURCH OF THE NAZARENE
PO BOX 1227
MISSION TX 78573

P0200-02-000-0023-00 (253279)
CHURCH OF THE NAZARENE
2300 E PALM CIR
MISSION TX 78574

P0200-02-000-0026-00 (253282)
ABRAMS KAREN L
2301 E PALM CIR
MISSION TX 78574

P0200-02-000-0027-00 (253283)
GALLEGOS RAUL
1400 BASHAM RD
MISSION TX 78573

P0200-02-000-0028-00 (253284)
VILLARREAL HUMBERTO JR
2307 EAST PALM CIRCLE
MISSION TX 78574-2407

P0200-02-000-0029-00 (253285)
HERNANDEZ THERESA LOPEZ
2311 E PALM CIRCLE
MISSION TX 78574

P0200-02-000-0030-00 (253286)
GARZA BIANCA
2315 E PALM CIR
MISSION TX 78574

P0200-02-000-0031-00 (253287)
DAVILA GLORIA ESMELDA C CO-TSTE
THE GLORIA E CAVAZOS-DAVILA LVN TRST
908 PALMETTO DR
MISSION TX 78574

W0100-00-024-0009-03 (316939)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

W0100-00-024-0009-05 (316940)
CARRERAS JOSE R
1016 E GRIFFIN PKWAY
MISSION TX 78572

W0100-00-024-0010-00 (316943)
CARRERAS JOSE R
1313 ST CLAIRE BLVD
MISSION TX 78572

W0100-00-025-0009-00 (317007)
EBEN EMMANUEL
1314 E 28TH ST
MISSION TX 78574

W0100-00-025-0009-01 (317008)
MARQUEZ EMMANUEL
919 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-025-0010-05 (317016)
SCHROEDER JAMES J & JANN E
PO BOX 909
MISSION TX 78573

W0100-00-025-0010-06 (317017)
PICAZO JOSE CONCEPCION
619 N EAGLE PASS ST
ALTON TX 78573

L3199-00-000-0023-00 (658459)
GARCIA JUAN F & CYNTHIA Y
2406 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0024-00 (658460)
GARCIA YADIRA
2404 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0025-00 (658461)
CASTILLO FLORENTINO JR & EMMA E
2402 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0026-00 (658462)
MIGUEL ROSIE C
2400 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0027-00 (658463)
LIMON MARK
IRLANDA MONTELONGO
2401 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0028-00 (658464)
GARCIA LIZETTE
2405 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0029-00 (658465)
ALFONSO ALICIA
2407 HIGHLAND DR
MISSION TX 78574

L3199-00-000-0033-00 (658469)
VALDEZ VICENTE & SHARON
2404 FUENTES DR
MISSION TX 78574

L3199-00-000-0034-00 (658470)
MONCADA CHARLIE
2402 FUENTES DR
MISSION TX 78574

C7882-02-000-0027-00 (674236)
SANCHEZ JULIO & ANA SANCHEZ
2315 WOODLAND DR
MISSION TX 78574

C7882-02-000-0028-00 (674237)
LEAL JOSE & GRACIELA
2313 WOODLAND DR
MISSION TX 78574

C7882-02-000-0029-00 (674238)
PEREZ ROSENDO & ANGELICA
2311 WOODLAND DR
MISSION TX 78574

C7882-02-000-0030-00 (674239)
GARCIA ARACELI & MANUEL
2309 WOODLAND DR
MISSION TX 78574

C7882-02-000-0031-00 (674240)
BERLANGA EDWARD & DEISY IBETH
2310 WOODLAND DR
MISSION TX 78574

C7882-02-000-0032-00 (674241)
GARCIA MICHAEL & SONIA DE LA GARZA
2314 WOODLAND DR
MISSION TX 78574

C7882-02-000-0033-00 (674242)
SANCHEZ VICTOR G & CLAUDIA D GLEZ
2312 WOODLAND DR
MISSION TX 78574