

ITEM# 1.1

REZONING:

A 2.44 acre tract of land out of the,
7.8 acres out of the Fernandez Strip
out of Porcion 52
R-2 to C-3
Sandra Tamez

REVIEW DATA

The subject site is located approximately 1,660' South of Mile One South Road along the west side of S. Inspiration Road.

SURROUNDING ZONES:

N:	PUD	- Single Family Residential
E:	PUD	- Single Family Residential
W:	PUD	- Single Family Residential
S:	R-3	- Multit-Family Residential

EXISTING LAND USES:

N:	Single Family Home
E:	RV Park
W:	Vacant
S:	Vacant
Site:	Single Family Home

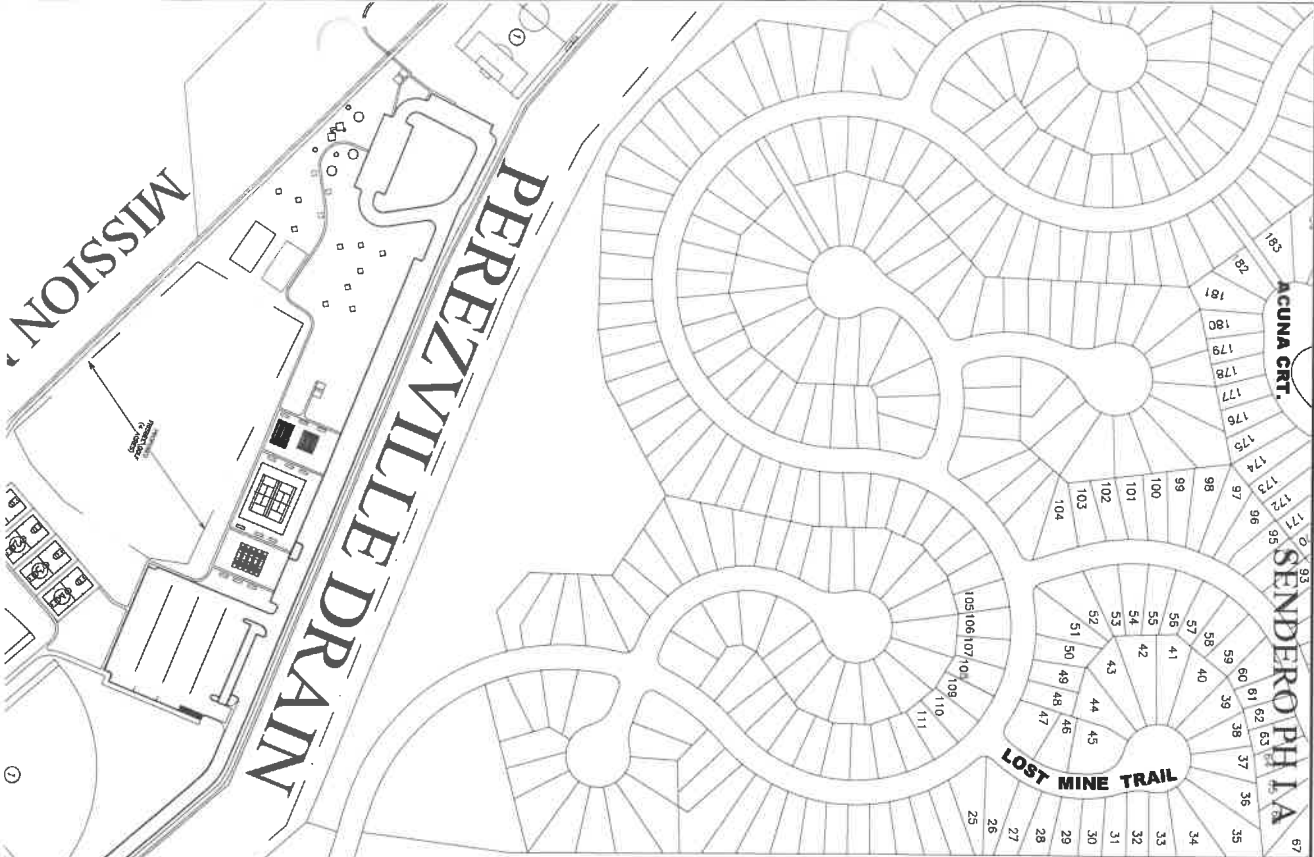
FLUM:

Low Density Residential (LD)

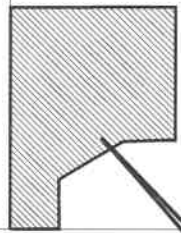
REVIEW COMMENTS: The proposed zone does not comply with City's Future Land Use Map nor surrounding land uses. The LD designation classification includes single family homes. The applicant wishes to rezone a portion of the acreage to commercial to be able to rent the existing structures as an Event Center. This item was considered and approved by P&Z on September 4, 2024, however it was denied by the City Council. In an effort to help the applicant, City Council suggested a short-term rental. This would allow the applicant to keep the existing zone and be able to rent out the existing home, palapa and pool.

After meeting with the applicant and explaining the short-term rental option she informed staff that her intentions is to convert this property into an Event Center that would offer the sale & on-site consumption of alcoholic beverages. Staff did advise the applicant that under a short-term rental she would not be able to do that and the only way to accomplish her goal would be through a change of zone. She would require a C-3 (General Business) zone. Staff notes that the applicant is requesting a higher density than what is currently existing in this surrounding area and for that reason staff cannot support the request. Staff mailed out 10 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.

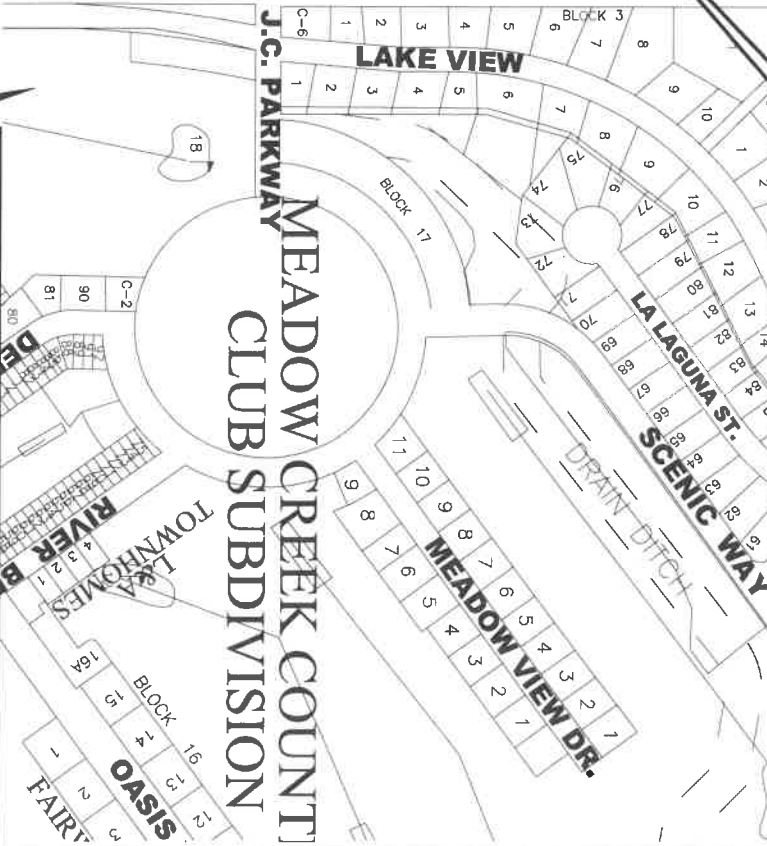
RECOMMENDATION: Staff recommends Denial.



GREGORY LONG
SUB.



SITE LOCATION



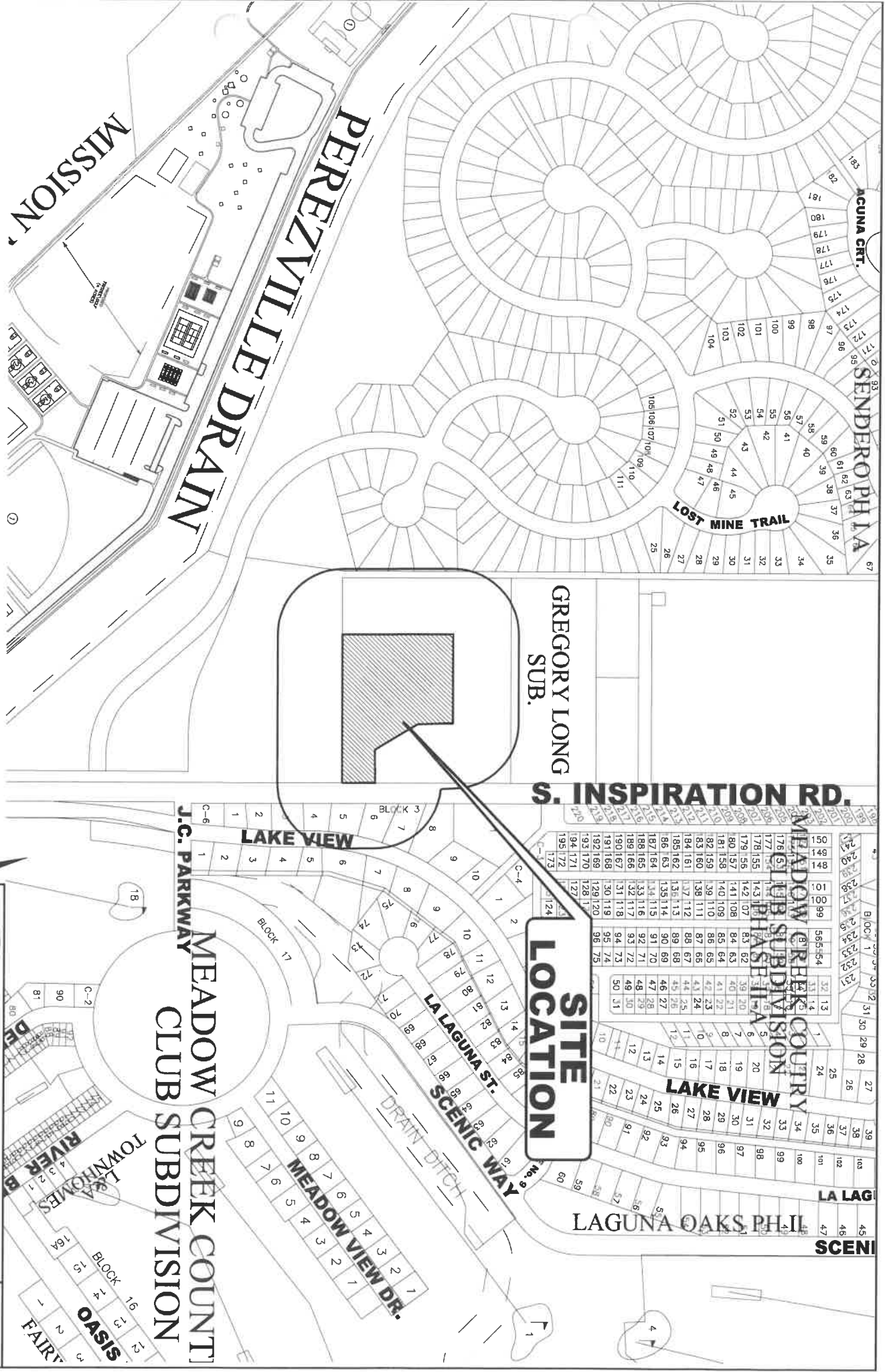
CITY OF MISSION
PLANNING DEPARTMENT
1201 E. 8th Street
MISSION, TX 78572

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

DATE: 08-19-24

No.

200' RADIUS MAILOUT MAP



**SITE
LOCATION**



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DATE: 08-19-24

No.



S. INSPIRATION RD.

LAKE VIEW DR.

**SITE
LOCATION**

M3175-2A-002-0006-00 (232861)
ANDERSON ROBERT ALAN & FAITH
1208 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0003-00 (232919)
COBB JAMES CLIFTON
1303 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0004-00 (232920)
PARRA MAGDALENA
1702 WHITE ROCK ST
PENITAS TX 78576

M3175-2A-003-0005-00 (232921)
GARZA DELORES C & ANTONIO
1211 LAKE VIEW DR
MISSION TX 78572

M3175-2A-003-0006-00 (232922)
HERRERA ANA LIZETTE MONTOYA
1303 MOUNTAIN RD
PALMHURST TX 78573

M3175-2A-003-0007-00 (232923)
BOTELLO ALYSSA ENID
1062 E GOODWIN RD
MISSION TX 78574

M3175-2A-003-0008-00 (232924)
MARTINEZ VICTOR & AMBER
1205 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0005-00 (101521)
TAMEZ SANDRA E & JOSE CRUZ
1110 S INSPIRATION RD
MISSION TX 78572

10052-00-000-0007-02 (637811)
RHODES ENTERPRISES INC
200 S 10TH STREET SUITE 1700
MCALLEN TX 78501

G8450-00-000-0001-00 (639944)
LONG GREGORY
712 LAKE VIEW DR
MISSION TX 78572

10052-00-000-0007-21 (1242807)
AMIGOS DEL VALLE INC
41338 CROSSPOINT BLVD
EDINBURG TX 78539