

ITEM# 1.1

REZONING: A 0.99 of an acre tract of land being
The South 254' of the West 170' of
Lot 26-9, West Addition to Sharyland
AO-I to R-1
Sanjuana V. Garcia Serna

REVIEW DATA

The site is located approximately 1,280' North of E. Griffin Parkway on the East side of N. Mayberry Road.

SURROUNDING ZONES:

N:	AO-I	– Agricultural Open Interim
E:	AO-I	– Agricultural Open Interim
W:	R-1	– Single Family Residential
S:	AO-I	– Agricultural Open Interim

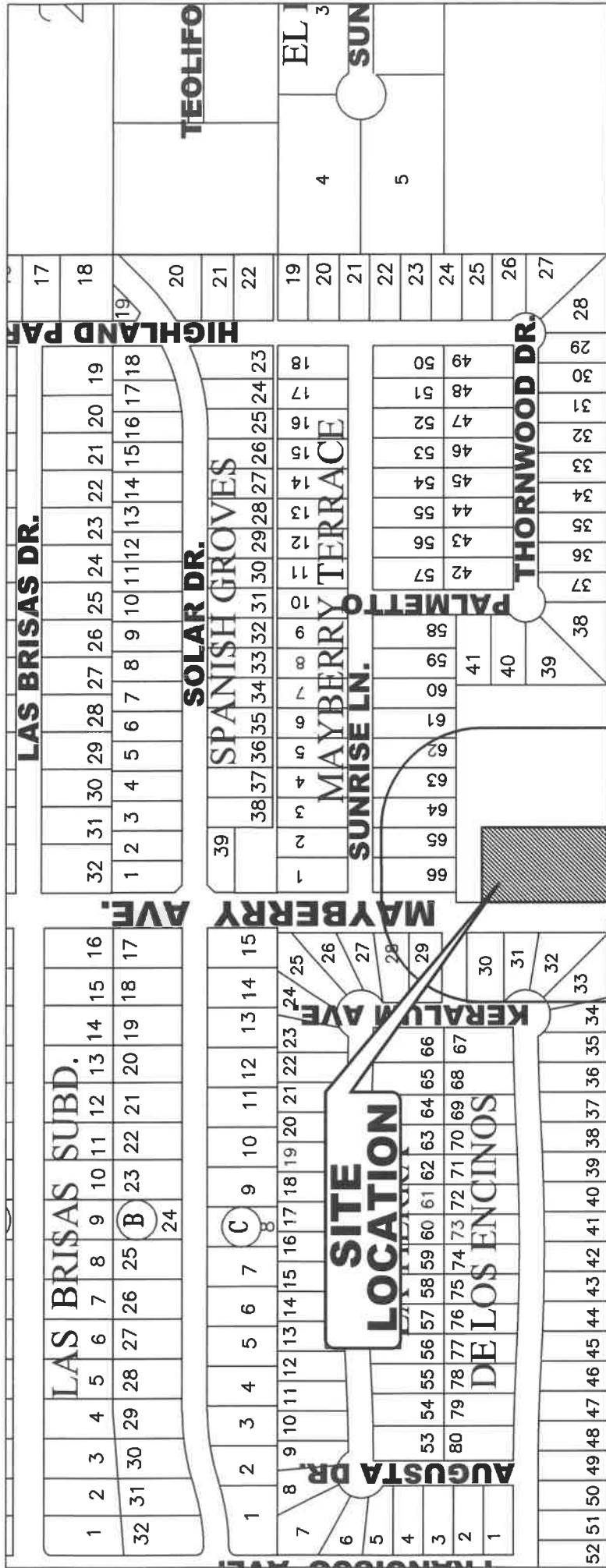
EXISTING LAND USES:

N:	Residential
E:	Residential
W:	Residential
S:	Edinburg Main Canal
Site:	Single Family Home

FLUM: Low Density Residential (LD)

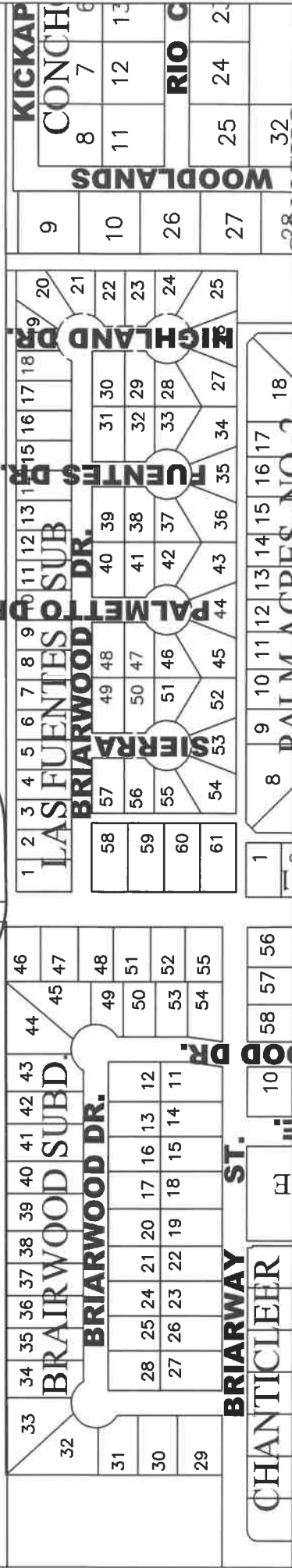
REVIEW COMMENTS: Staff notes that the proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The LD designation classification includes single family homes which is consistent with the applicant's proposal. Staff mailed out 16 notices to property owners within 200' radius 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.

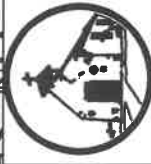


EDINBURG MAIN CANAL R.O.W.

200' H.C.I.D. No. 1



200' RADIUS MAILOUT MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

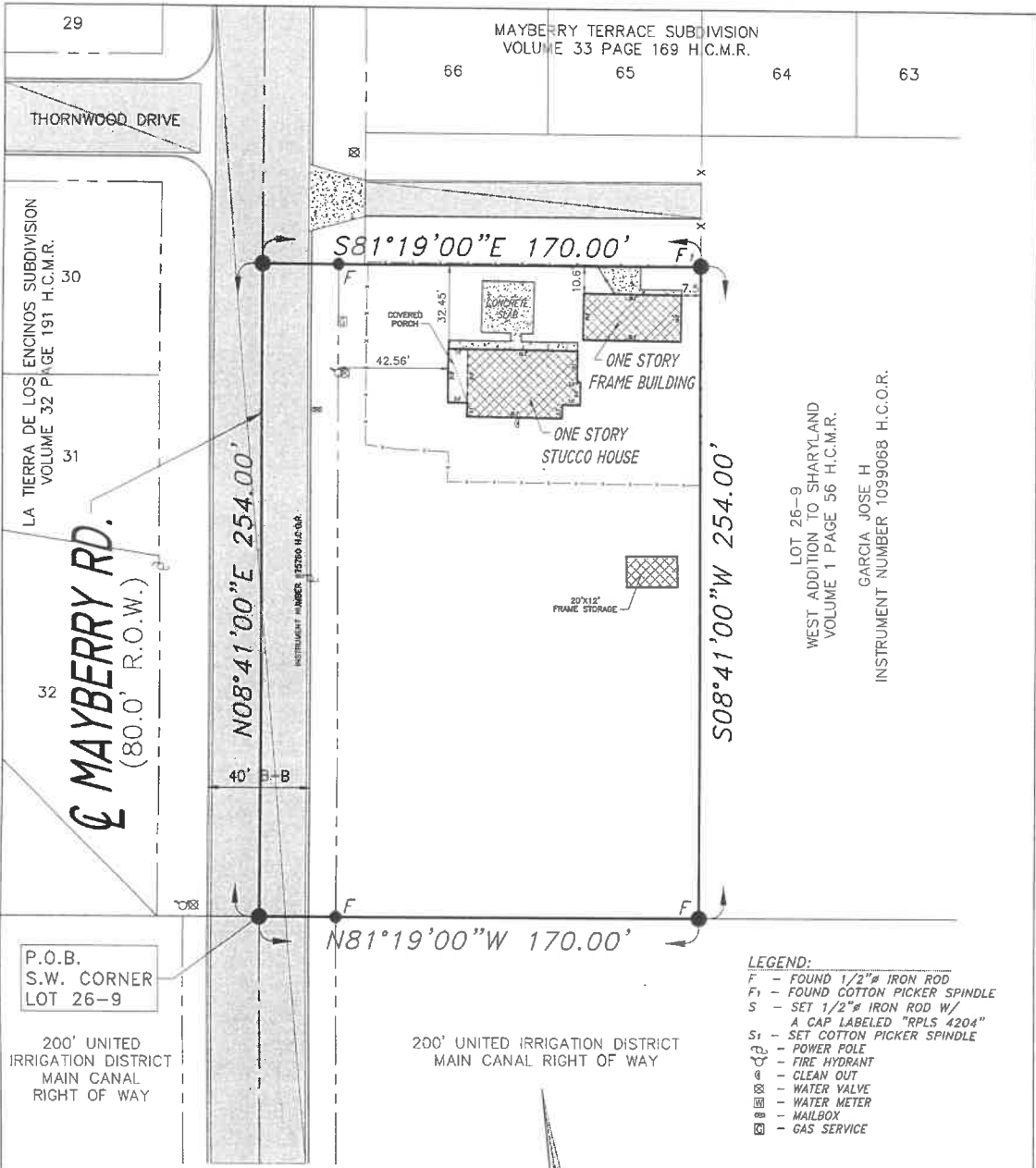
No.



SUNRISE LN.

**SITE
LOCATION**

N. MAYBERRY RD.



PLAT SHOWING

A 0.99 OF AN ACRE TRACT OF LAND BEING THE SOUTH 254.00 FEET OF THE WEST 170.00 FEET OF LOT 26-9, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2871189, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

200' UNITED IRRIGATION DISTRICT
MAIN CANAL
RIGHT OF WAY

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.



Raul E. Garcia
REGISTERED PROFESSIONAL LAND
SURVEYOR # 4204

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480345 0005 C
MAP REVISED: 11/20/1991
THIS AREA IS IN FLOOD ZONE "X"



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5061) & SURVEYOR (10913300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE:
IMPROVEMENT SURVEY

DATE: OCTOBER 22, 2024 REV:

JOB # 2024-148 BOOK T-165/PG.14

SCALE: 1" = 40'

DRAWN BY: D.E.S.

L1970-00-000-0028-00 (576940)
HERNANDEZ SAN JUANITA
2510 KERALUM ST
MISSION TX 78574

L1970-00-000-0029-00 (576941)
HERNANDEZ JAVIER & ANA M
2508 KERALUM ST
MISSION TX 78574

L1970-00-000-0030-00 (576942)
ORTIZ MARIA LYDIA
2504 KERALUM ST
MISSION TX 78574

L1970-00-000-0031-00 (576943)
ESCOBAR MARCO ANTONIO & SANDRA
2502 KERALUM AVE
MISSION TX 78574

L1970-00-000-0032-00 (576944)
MARTINEZ ALEJANDRO & MARTHA
2500 KERALUM ST
MISSION TX 78574

L1970-00-000-0033-00 (576945)
ESCOBAR AIDE G
710 THORNWOOD DR
MISSION TX 78574

L1970-00-000-0034-00 (576946)
BRIONES CARLOS & ELISA
708 THORNWOOD ST
MISSION TX 78574

M1910-00-000-0061-00 (586856)
GARCIA-CORTES ROSA ANGELA
810 SUNRISE LN
MISSION TX 78574

M1910-00-000-0062-00 (586857)
CASTILLO JOSE G & LEONOR
806 SUNRISE LN
MISSION TX 78574

M1910-00-000-0063-00 (586858)
CASTILLO JOSE G & LEONOR
806 SUNRISE LN
MISSION TX 78574

M1910-00-000-0064-00 (586859)
GARCIA OSCAR & MICHELLE
804 SUNRISE LN
MISSION TX 78574

M1910-00-000-0065-00 (586860)
VASQUEZ DORA & RODOLFO CANTU JF
802 SUNRISE LN
MISSION TX 78574

M1910-00-000-0066-00 (586861)
BROWN JUAN
800 SUNRISE LN
MISSION TX 78574

W0100-00-025-0009-05 (317011)
UNITED IRRIGATION DISTRICT
PO BOX 687
MISSION TX 78573

W0100-00-026-0009-00 (317062)
GARICA JOSE H
ANGELINA VILLARREAL
2506 N MAYBERRY ST
MISSION TX 78574

W0100-00-026-0009-03 (317065)
GARCIA SANJUANA V SERNA
2502 MAYBERRY ST
MISSION TX 78574