

**ITEM# 1.2**

**REZONING:** Lot 65 and the West ½ of Lot 64,  
Shary Villas Subdivision  
R-1 to C-1  
Jesus Trevino

**REVIEW DATA**

The subject site is located at the Southeast corner of N. Shary Road and E. 20<sup>th</sup>. Street. – see vicinity map.

**SURROUNDING ZONES:**

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

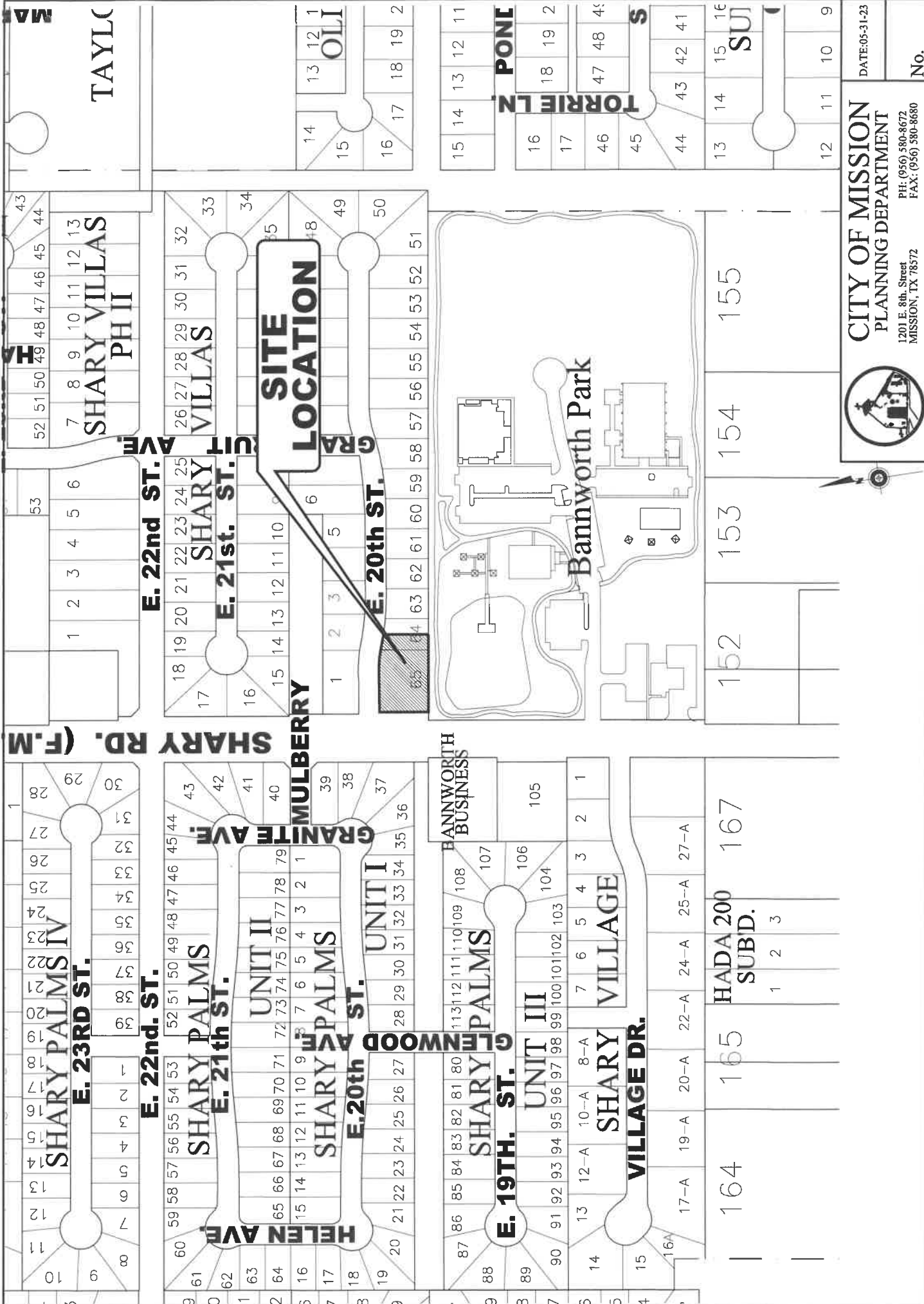
**EXISTING LAND USES:**

N:	Single-Family Home
E:	Single-Family Home
W:	Single-Family Home
S:	Bannworth Park
Site:	Single-Family Home

**FLUM:** Lower Density Residential (LDA)

**REVIEW COMMENTS:** The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. Approving a C-1 zone would be detrimental to the surrounding properties. Staff notes that this item was presented to P&Z on December 21, 2022 and no action was taken to give the applicant the opportunity to get with the neighbors to discuss his proposal since there was opposition.

**RECOMMENDATION:** Staff recommends Denial.



**CITY OF MISSION**  
 PLANNING DEPARTMENT  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

DATE:05-31-23

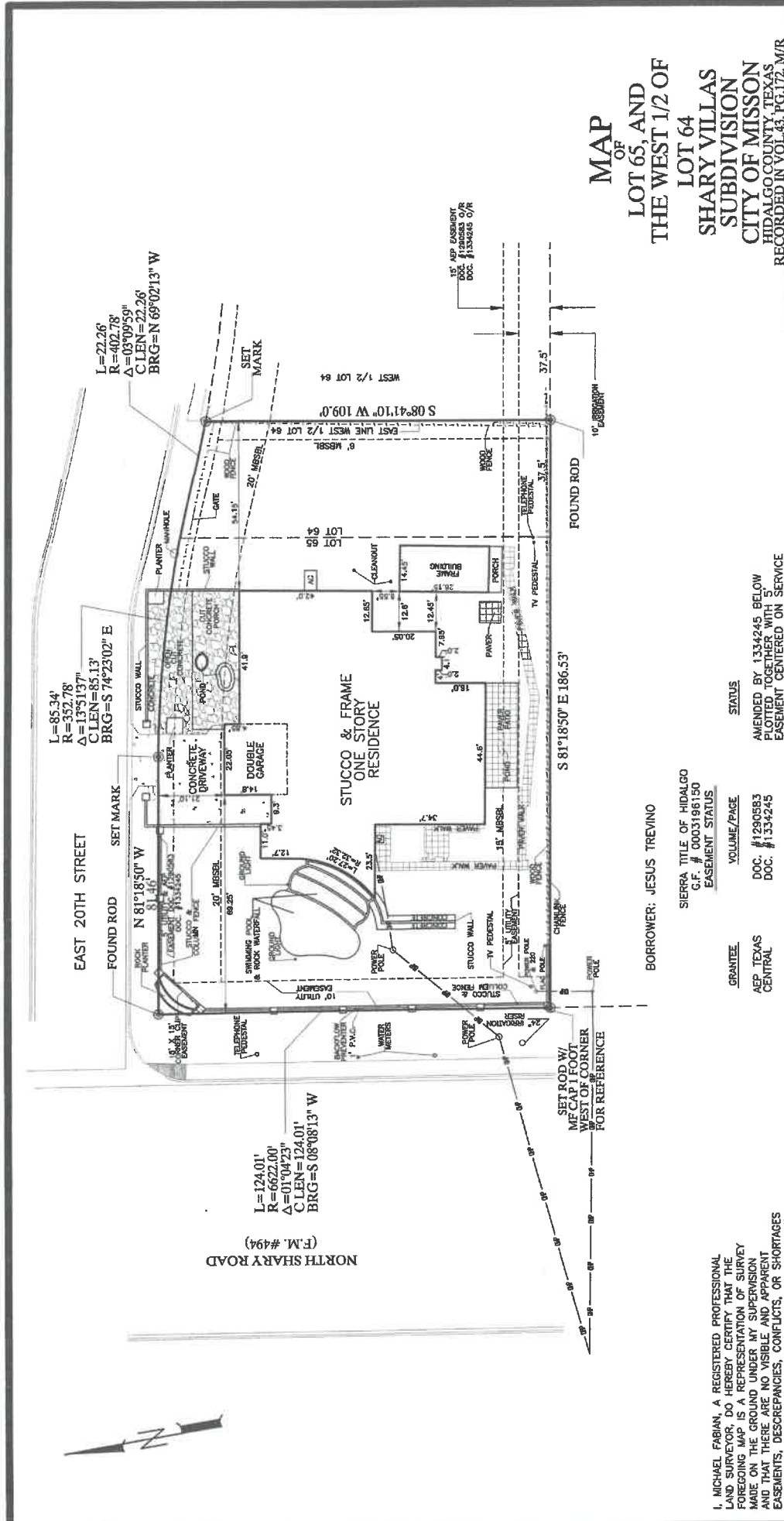
No.



**SITE  
LOCATION**

**E. 20<sup>th</sup> St.**

**N. SHARY ROAD**



L=85.34'  
R=352.78"  
Δ=13°51'37"  
C LEN=85.13'  
BRG=S 74°23'02" E

L=22.26'  
R=402.78"  
Δ=03°09'59"  
C LEN=22.26'  
BRG=N 69°02'13" W

L=124.01'  
R=6622.00"  
Δ=01°04'23"  
C LEN=124.01'  
BRG=S 08°08'13" W

(F.M. #494)  
NORTH SHARY ROAD

SET ROD W/  
MFCAP 1 FOOT  
WEST OF CORNER  
FOR REFERENCE

BORROWER: JESUS TREVINO

SIERRA TITLE OF HIDALGO  
G.F. # 0003196150  
EASEMENT STATUS

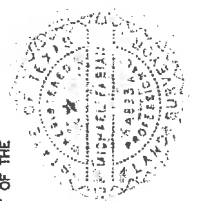
GRANTEE	VOLUME/PAGE	STATUS
AEP TEXAS CENTRAL	DOC. # 1334245	AMENDED BY 1334245 BELOW PLOTTED TOGETHER WITH 5' EASEMENT CENTERED ON SERVICE LATERAL

MAP OF  
LOT 65, AND  
THE WEST 1/2 OF  
LOT 64  
SHARY VILLAS  
SUBDIVISION  
CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
RECORDED IN VOL. 43, PG. 172, M/R

PREPARED BY  
MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
(859) 885-4332 MCALLEN, TEXAS 78501 (859) 887-4880

MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

W.O.F. 04139  
SCALE: 1"=30'  
PRINT SIZE: LEDGER  
DATE: 09/09/2022  
EMAIL ADDRESS: SURVEY@MFABIANSURVEYING.COM  
FIRM # 10193985



I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS.

MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
# 4893  
MCALLEN, TEXAS

CONSENT TO THIS MAP BEING PREPARED BY MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AND APPROVED BY THE BOARD OF SURVEYORS AND MAPPERS OF HIDALGO COUNTY, TEXAS, ON SEPTEMBER 9, 2022.

S2950-00-000-0235-00 ( 281198)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

S2950-00-000-0235-10 ( 281200)  
GARCIA ARTURO  
2008 N SHARY RD  
MISSION TX 78572

S2973-01-000-0036-00 ( 534290)  
MARIN JHIMMY & GUADALUPE  
217 E KIWI ST  
MCALLEN TX 78504

S2973-01-000-0037-00 ( 534291)  
RODRIGUEZ ALFREDO & MARIA C  
ALMA R RODRIGUEZ  
2000 GRANITE AVE  
MISSION TX 78572

S2973-01-000-0038-00 ( 534292)  
BECERRA LAURA LUZ  
500 WICHITA AVE UNIT 80  
MCALLEN TX 78503

S2973-01-000-0039-00 ( 534293)  
LOPEZ RODOLFO & MARGARITA  
2004 GRANITE AVE  
MISSION TX 78572

S2973-03-000-0105-00 ( 539975)  
TREVINO JOSE ANGEL  
2404 E 20TH ST  
MISSION TX 78572

S3011-00-000-0001-00 ( 672803)  
TREVINO MIGUEL A & JENNIFER LEE  
2219 KARINA DR  
MISSION TX 78572

S3011-00-000-0002-00 ( 672805)  
FRANCO ALEJANDRO & SOLANGE S  
2403 E 20TH ST  
MISSION TX 78572

S3011-00-000-0003-00 ( 672806)  
GARZA SARITA B  
300 N TAYLOR ROAD  
MCALLEN TX 78501-8610

S3011-00-000-0004-00 ( 672807)  
ZECCA CESAR  
2901 LA VISTA AVE  
MCALLEN TX 78501

S3011-00-000-0061-00 ( 672864)  
BENSON ADRIANA  
2408 EAST 20TH ST  
MISSION TX 78572

S3011-00-000-0062-00 ( 672865)  
CORONA CATHIA  
512 N MONTEMORELOS DR  
ALTON TX 78573

S3011-00-000-0063-00 ( 672866)  
TREVINO MIRTHA  
2404 E 20TH ST  
MISSION TX 78572

S3011-00-000-0064-00 ( 672881)  
ONIVERT INVESTMENTS FAMILY  
LIMITED PARTNERSHIP  
2211 MONACO DR  
MISSION TX 78573-8476

S3011-00-000-0065-00 ( 672882)  
ONIVERT INVESTMENTS FAMILY  
LIMITED PARTNERSHIP  
2211 MONACO DR  
MISSION TX 78573-8476

B1556-00-000-0001-00 ( 1238476)  
T-JAM DEVELOPMENT LTD  
2409 S 23RD ST  
MCALLEN TX 78503