

ITEM# 1.1

REZONING: Tract 1: A 9.00 acre tract of land, more or less,
out of Lot 236, John H. Shary Subdivision
&
Tract 2: A 1.000 acre tract of land, more or less,
out of Lot 236, John H. Shary Subdivision
AO-I to R-1
Elite Development 786, LLC
c/o M2 Engineering, PLLC

REVIEW DATA

The subject site is located ¼ mile South of E. Griffin Parkway (F.M. 495) along the West side of Taylor Road – see vicinity map.

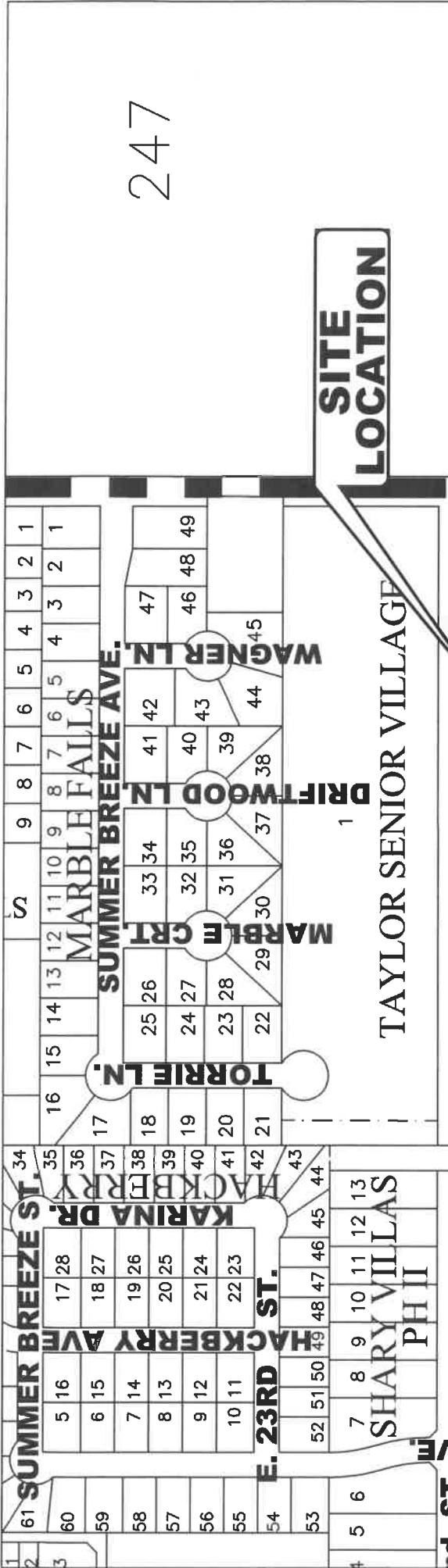
SURROUNDING ZONES: N: R-3 – Multi-Family Residential
E: – City of McAllen
W: R-1 – Single Family Residential
S: R-1 – Single Family Residential

EXISTING LAND USES: N: Taylor Senior Village
E: City of McAllen
W: Residential
S: Residential
Site: Vacant

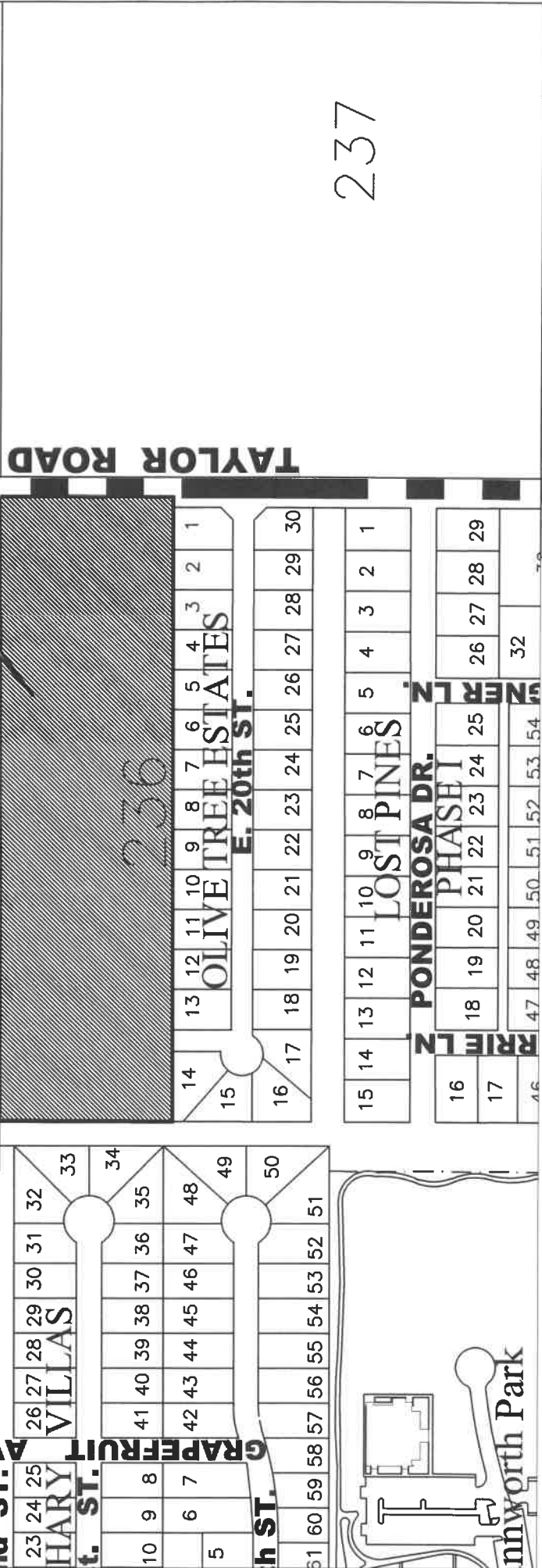
FLUM: Low Density Residential (LD)

REVIEW COMMENTS: This 10-acre tract is mostly surrounded by Single Family Residential with the exception of the Taylor Senior Village. P&Z may recall seeing this 10-acre tract for R-3 (Multi-Family Residential) & R-1T (Townhouses) within the past year. However, due to the substantial amount of opposition from the surrounding property owners the applicant withdrew the request before it had the opportunity to be considered by the City Council. The applicant now wishes to rezone this property to R-1 (Single Family Residential). Staff notes that the proposed request is consistent with the Future Land Use Map and surrounding land uses, which reflects that R-1 remained the best compatible use for the neighborhood.

RECOMMENDATION: Approval.



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CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8680

No.



**SITE
LOCATION**

TAYLOR RD.

E. 20TH STREET

S2950-00-000-0236-15 (453963)
ELITE DEVELOPMENT 786 LLC
3244 TURQUIA
BROWNSVILLE TX 78520

S2950-00-000-0236-24 (555256)
JRJ INVESTMENT HOLDINGS LLC
5433 WESTHEIMER RD STE 1100
HOUSTON TX 77056

O3450-00-000-0001-00 (620025)
LEAL RODOLFO
2805 E 20TH ST
MISSION TX 78572

O3450-00-000-0002-00 (620026)
PHILLIPS ESTEBAN & GWENDOLYN
2803 EAST 20TH ST
MISSION TX 78572

O3450-00-000-0003-00 (620027)
ARIAS EDUARDO A & DIANA
2422 MIMOSA ST
MISSION TX 78574

O3450-00-000-0004-00 (620028)
RAMIREZ ERICK & LUISA
2707 E 20TH ST
MISSION TX 78572

O3450-00-000-0005-00 (620029)
HERNANDEZ REYNALDO JR & ALICIA M
2705 E 20TH ST
MISSION TX 78572

O3450-00-000-0006-00 (620030)
AGUILAR SUSANA S
2703 E 20TH ST
MISSION TX 78572

O3450-00-000-0007-00 (620031)
TREVINO FRANCISCO ARIEL
2701 E 20TH ST
MISSION TX 78572

O3450-00-000-0008-00 (620032)
VAUGHAN EUGENE III & ELVIRA A
2607 E 20TH ST
MISSION TX 78572

O3450-00-000-0009-00 (620033)
MARTINEZ ROLANDO
2605 E 20TH ST
MISSION TX 78572

O3450-00-000-0010-00 (620034)
PEREZ MARCOS & NORMA
2603 E 20TH ST
MISSION TX 78572

O3450-00-000-0011-00 (620035)
UECKERT WILLIAM & DOLORES G
2601 E 20TH ST
MISSION TX 78572

O3450-00-000-0012-00 (620036)
KONG HARRY & ALICIA
2507 E 20TH ST
MISSION TX 78572

O3450-00-000-0013-00 (620037)
AMADOR ROBERT D JR & MARIBEL
2505 E 20TH ST
MISSION TX 78572

O3450-00-000-0014-00 (620038)
ESPARZA MARCOS & FERNANDA
2001 CARDINAL ST
MISSION TX 78572

O3450-00-000-0015-00 (620039)
VILLARREAL ARTURO & MARIA G
2501 E 20TH ST
MISSION TX 78572

O3450-00-000-0016-00 (620040)
GARCIA AMADOR JR & LIZA M
2500 E 20TH ST
MISSION TX 78572

O3450-00-000-0017-00 (620041)
RIOS NADYA
2502 E 20TH ST
MISSION TX 78572

O3450-00-000-0018-00 (620042)
CURA JOEL
2504 E 20TH ST
MISSION TX 78572

O3450-00-000-0019-00 (620043)
RODRIGUEZ DANIEL O & PAOLA TORRE
2506 E 20TH ST
MISSION TX 78572

O3450-00-000-0020-00 (620044)
QUINTANILLA JUAN & OLIVIA
2600 E 20TH ST
MISSION TX 78572

O3450-00-000-0021-00 (620045)
FLORES LETICIA
2602 E 20TH ST
MISSION TX 78572

O3450-00-000-0022-00 (620046)
RODRIGUEZ NELDA
2604 E 20TH ST
MISSION TX 78572

O3450-00-000-0023-00 (620047)
CONFIDENTIAL
2606 E 20TH STREET TRUST
1100 AZIE MORTON RD APT 1105
AUSTIN TX 78704

O3450-00-000-0024-00 (620048)
MARTINEZ ASENCION
2700 E 20TH ST
MISSION TX 78572

O3450-00-000-0025-00 (620049)
GUAJARDO JUAN JOSE
1702 OAKLAND DR
MISSION TX 78573

O3450-00-000-0026-00 (620050)
CASTILLO ROGELIO
2704 E 20TH ST
MISSION TX 78572

O3450-00-000-0027-00 (620051)
GARCIA JOEL & ROSA
2706 E 20TH ST
MISSION TX 78572

O3450-00-000-0028-00 (620052)
PADILLA PALOMA & JOEL GARCIA JR
2800 E 20TH ST
MISSION TX 78572

O3450-00-000-0029-00 (620053)
SANDOVAL EDGAR
PO BOX 695
WESLACO TX 78599

O3450-00-000-0030-00 (620054)
OLIVARES EUGENIO A & YOLANDA I
2810 ERNESTO DR
EDINBURG TX 78539-7810

S2950-00-000-0245-38 (640409)
MARQUEZ GLADIS
2222 KARINA DR
MISSION TX 78572

S3011-00-000-0031-00 (672834)
PACHECO NARDA L & LUIS E
2429 E 21ST ST
MISSION TX 78572

S3011-00-000-0032-00 (672835)
GARCIA MARTHA VALDEZ
2129 EARTH LN
MISSION TX 78573-9819

S3011-00-000-0033-00 (672836)
LOPEZ-MARROQUIN ANA
2433 E 21ST
MISSION TX 78572

S3011-00-000-0034-00 (672837)
MARQUEZ JUAN HUMBERTO & SILVIA
3205 PAISAJE RD
MISSION TX 78573-4514

S3011-00-000-0035-00 (672838)
MOYA MARITONA
2430 E 21ST ST
MISSION TX 78572

S3011-00-000-0048-00 (672851)
QUIROGA JOSE DAVID & DEYANIRA
2431 E 20TH ST
MISSION TX 78572

S3011-00-000-0049-00 (672852)
AVALOS OCTAVIO AUGUSTO & YAIME
2203 E 21ST ST
MISSION TX 78572

S3011-00-000-0050-00 (672853)
RUVALCABA LORENA S & JOSE L
4002 N 42ND LN
MCALLEN TX 78504

S3011-02-000-0012-00 (20829908)
JUAREZ ROSA M & MANUEL
1909 N 45TH
MCALLEN TX 78501

S3011-02-000-0013-00 (20829909)
MONTES JAIME GERARDO
2431 E 22ND ST
MISSION TX 78572

T1043-00-000-0001-00 (1125524)
BAH TAYLOR SENIOR VILLAGE LTD
6517 MAPLERIDGE
HOUSTON TX 77081