

**ITEM# 1.3**

**REZONING:**

A 0.77 of an acre of land out of Lot 159,  
Addition "A" to Sharyland Orchards Subdivision  
R-1A to R-3  
Jorge Maldonado

**REVIEW DATA**

The subject site is located at the Southeast corner of Shary Road and Sunset Lane. – see vicinity map.

**SURROUNDING ZONES:**

N: R-1A - Large Lot Single Family  
E: R-1A - Large Lot Single Family  
W: R-1A - Large Lot Single Family  
S: R-1A - Large Lot Single Family

**EXISTING LAND USES:**

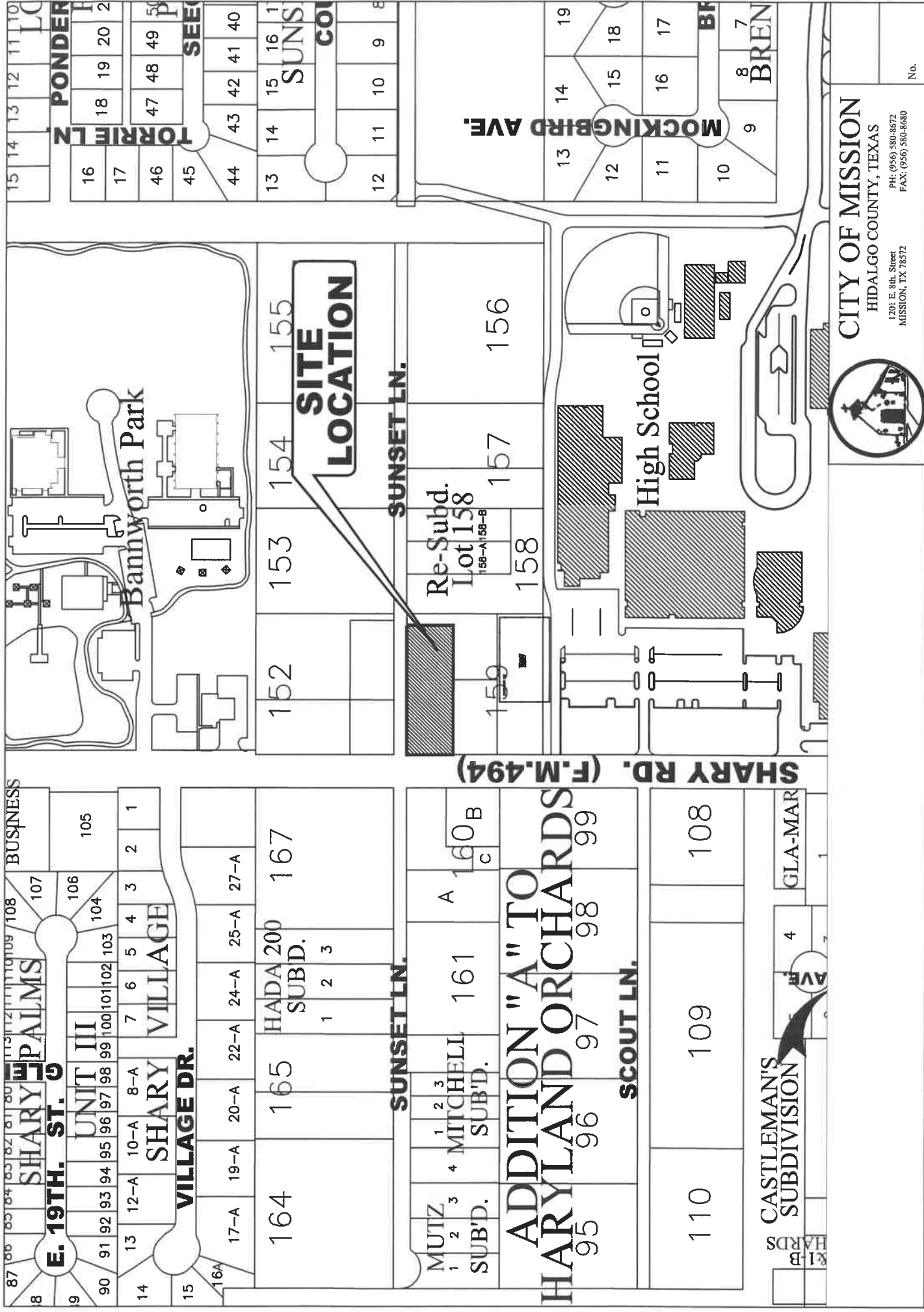
N: Single Family Residential  
E: Single Family Residential & Parking lot  
W: Single Family Residential  
S: Single Family Residential  
Site: Single Family Residential

**FLUM:**

Lower Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving a R-3 zone in this location would be detrimental to the surrounding single-family residential properties. On March 16, 2023 staff received a petition against the rezoning reflecting 45% in opposition to the R-3 request.

**RECOMMENDATION:** Staff recommends Denial.



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

No.



**SITE  
LOCATION**

**SUNSET LANE**

**SHARY ROAD (F.M. 494)**

Name

Address

Petition in Opposition to the Rezoning property located on Sunset Lane and Shary Rd.

1. J. Lopez	2410 Sunset Ln.
2. Jonie Corpus	2410 Sunset Ln.
3. Yvette Corona	2408 Sunset Ln.
4. Flor Lopez	2410-B Sunset Ln.
5. Jesus Gonzalez	2415 Sunset Lane
6. Belinda Gonzalez	2415 Sunset Lane
7. Cristian Gonzalez	2415 Sunset Lane
8. Esperanza Corpus	2412 Sunset Lane
9. Rafael de la Garza	2421 Sunset Ln.
10. Otilia de la Garza	2421 Sunset Ln.
11. Daniel de la Garza	2421 Sunset Ln.
12. Cynthia M. Liesman	2416 Sunset Ln.
13. Mark A. Liesman	2416 Sunset Ln.
14. Christine L. Liesman	2416 Sunset Ln.
15. Heeter Bogard	2411 Sunset Lane
16. Juana Heron	2411 Sunset Lane
17. Norma Quintanilla	2405 Sunset Lane
18. Blanca Martinez	2403 Sunset Lane
19. Cecilio Lopez	2419 Sunset Ln.
20. Carlos Navarro	2417 Sunset Ln.
21. Chae M. Mariner	2417 Sunset Ln.
22. <del>_____</del>	2401 Sunset Lane

Name

Address

Petition in Opposition to the Rezoning property located on Sunset Lane and Shary Rd.

Name	Address
1. Mary Ballesteros	2429 Sunset Lane
2. Joe Ballesteros	2429 Sunset Lane
3. Alma Arriaga	2427 Sunset Lane
4. Jim Arriaga	2427 Sunset Lane
5. Rafael Lopez	2423 Sunset Lane
6. Gilda Longo	2423 Sunset Lane
7. Jesus Martinez	2409 Sunset Lane
8. Abel U Martinez	2408 Sunset Lane
9. Steve McCaffity	2407 Sunset Lane
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22.	

S2950-00-000-0215-20 ( 458346)  
SHARYLAND IND SCHOOL DIST  
PO BOX 753  
MISSION TX 78573

S3000-00-000-0099-10 ( 283493)  
HORN JOSHUA & DEBORAH  
1409 N SHARY RD  
MISSION TX 78572

S3000-00-000-0152-00 ( 283545)  
QUINTANILLA NORMA  
100 E EMORY AVE  
MCALLEN TX 78504

S3000-00-000-0152-10 ( 283546)  
GUAJARDO ELIAS  
613 KERRIA AVE  
MCALLEN TX 78501

S3000-00-000-0152-20 ( 283547)  
MCCAFFITY STEVE A & SONIA M  
2407 SUNSET LN  
MISSION TX 78572

S3000-00-000-0152-40 ( 283549)  
GONZALEZ ALBERT  
2121 SUNSET LN  
MISSION TX 78572

S3000-00-000-0153-00 ( 283550)  
GONZALEZ HECTOR & JUANA  
2411 SUNSET LN  
MISSION TX 78572

S3000-00-000-0153-10 ( 283551)  
GONZALEZ JESUS & BELINDA  
PO BOX 2547  
MISSION TX 78573

S3000-00-000-0153-20 ( 283552)  
MARTINEZ OMAR & DANA  
2409 SUNSET LN  
MISSION TX 78572

S3000-00-000-0159-00 ( 283568)  
MARTINEZ ABEL U JR & ELIZABETH  
2408 SUNSET LN  
MISSION TX 78572

S3000-00-000-0159-10 ( 283569)  
MARTINEZ CESAR  
1402 N SHARY RD  
MISSION TX 78572

S3000-00-000-0159-30 ( 283571)  
GARCIA PAULINA MARGARITA  
2305 SANTA CLARA  
MISSION TX 78572

S3000-00-000-0160-00 ( 283572)  
SERROT DEVELOPMENT & INVESTMENTS  
15251 NORDHOFF ST APT 207  
NORTH HILLS CA 91343

S3000-00-000-0160-20 ( 283575)  
HAMILTON DANNY & MARTHA A  
1413 N SHARY RD  
MISSION TX 78572

S3000-00-000-0167-20 ( 283585)  
GONZALEZ ALBERTO  
2121 SUNSET LN  
MISSION TX 78572

S3000-00-000-0160-25 ( 608038)  
STATE OF TEXAS  
PO BOX EE  
PHARR TX 78577

S3000-00-000-0152-50 ( 632529)  
MARTINEZ BLANCA E  
2403 SUNSET LN  
MISSION TX 78572

S3000-00-000-0158-02 ( 718693)  
SHARYLAND ISD  
1106 N SHARY RD  
MISSION TX 78572

S3000-00-000-0158-0A ( 1129410)  
CISNEROS YVETTE  
2408 SUNSET LANE HOUSE B  
MISSION TX 78572

S3000-00-000-0158-0B ( 1129411)  
CORPUS EDUARDO LEE & JANIE  
2410 SUNSET LN  
MISSION TX 78572