

ITEM# 1.1

REZONING:

Tract #1:	A tract of land containing 1.52 acres, more or less, out of a 3.56 acre tract out of Lot 285, John H. Shary Subdivision &
Tract #2:	A 1.76 acre tract of land out of Lot 285, John H. Shary Subdivision AO-I to C-3 Rolando & Olivia Pena

REVIEW DATA

The property is located approximately 330' south of E. Mile 2 Road along the east side of Shary Road.

SURROUNDING ZONES:	N:	C-2 & R-1A	– Neighborhood Commercial & Large Lot Single Family
	E:	R-1	– Single Family Residential
	W:	R-1	– Single Family Residential
	S:	R-1	– Single Family Residential

EXISTING LAND USES:	N:	Commercial & Residential
	E:	Residential
	W:	Residential
	S:	Residential
	Site:	Residential & Acreage

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. The Future Land Use Map is a tool used by staff to determine what the City envisions in the area; however, it can be amended from time to time. Staff notes that these tracts of land are mainly surrounded by residential homes, although there is a C-2 (Neighborhood Commercial Zone), immediately north of the property, which are typically seen or located in major intersections only. Staff mailed 34 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments. The request before the Board is for an even higher density, than what's in the area for that reason staff cannot support the request.

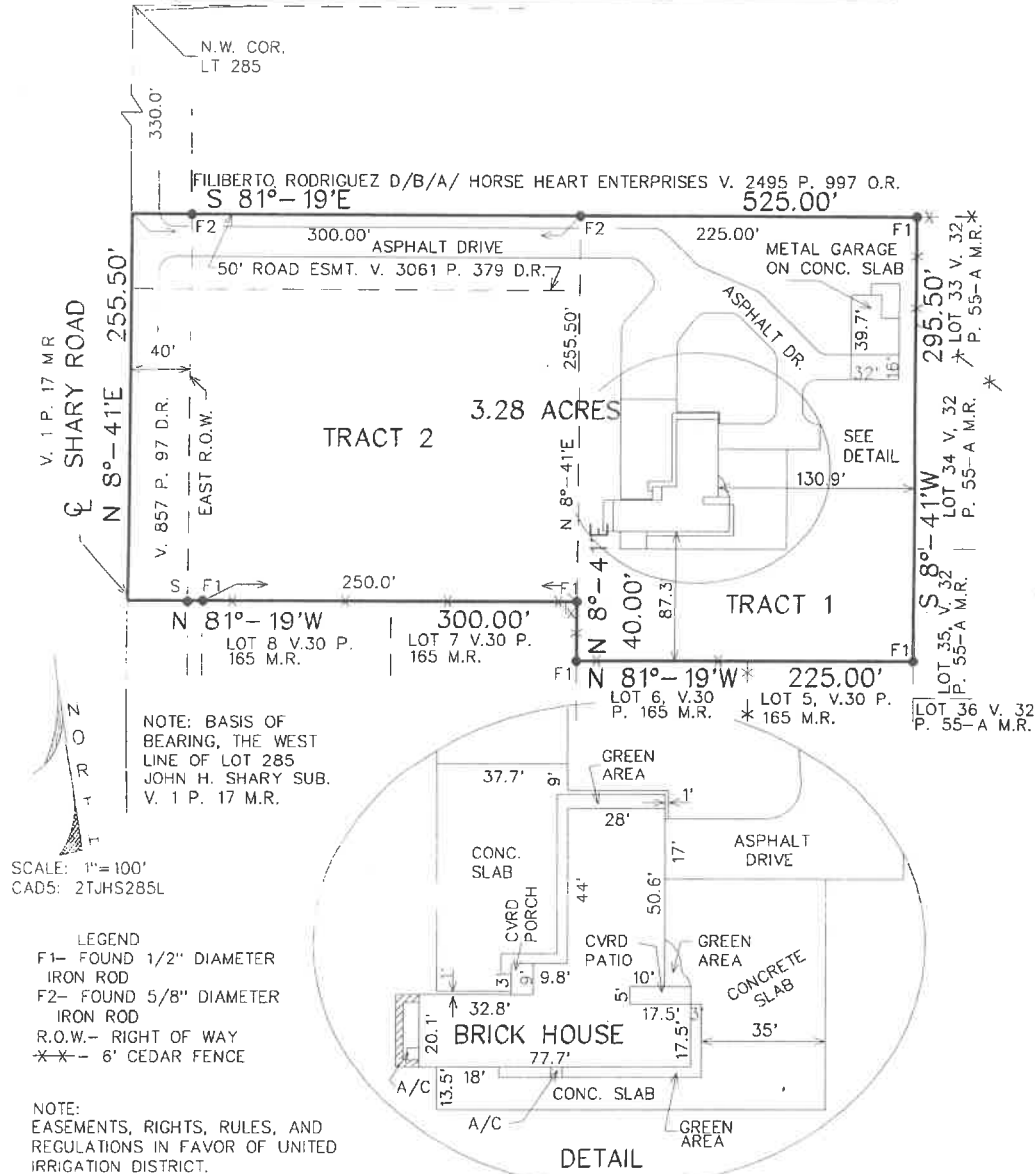
RECOMMENDATION: Staff recommends denial.





PENA ENGINEERING

1000 WHITEWING • P.O. BOX 4320
682-8812 • McALLEN, TEXAS 78502 • FAX 631-PENA



BUYER'S NAME: _____

FLOOD ZONE: By GRAPHICAL PLOTTING

Community Panel No. 480334 0400 C Map revised Nov 16, 1982

- ☐ Zone "A" -- This is to certify that this property is in a flood prone area.
- ☐ Zone "B" -- This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☒ Zone "C" -- This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.

ADDRESS: _____

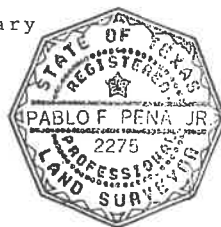
LEGAL DESCRIPTION: Plat showing 3.28 acres in lot 285 John H. Shary Subdivision

ACCORDING TO THE PLAT RECORDED IN VOLUME 1 PAGE 17
OF THE Map RECORDS OF Hidalgo COUNTY TEXAS.

6-16-99

DATE

REG. PROFESSIONAL LAND SURVEYOR



S2770-00-000-0002-00 (552591)
CABRERA JOSE P & CHUGIT
2400 E 35TH ST
MISSION TX 78574

S2770-00-000-0003-00 (552592)
TEXAS REGIONAL BANK
PO BOX 5555
MCALLEN TX 78502

S2770-00-000-0004-00 (552593)
GARCIA GARY M & KIMBERLY M
2406 E 35TH ST
MISSION TX 78574

S2770-00-000-0005-00 (552594)
RUSH ROBERT ALDEN
2407 E 35TH ST
MISSION TX 78574

S2770-00-000-0006-00 (552595)
MARTIN GLEN & LILIANA
2405 E 35TH ST
MISSION TX 78574

S2770-00-000-0007-00 (552596)
WILLS CHARLES & JANICE G
2403 E 35TH ST
MISSION TX 78574

S2770-00-000-0008-00 (552597)
GARCIA JOSE L & JULIA V
2401 E 35TH ST
MISSION TX 78574

S2770-02-000-0009-00 (574389)
BRYAN JAMES A JR & ROSALINDA T
2500 E 35TH ST
MISSION TX 78574

S2770-02-000-0010-00 (574390)
MUNIZ JESUS & NORA E
2502 E 35TH ST
MISSION TX 78574

S2770-02-000-0011-00 (574391)
CAMACHO MARIANO & LESLIE
3003 FOREST CIR
MISSION TX 78574

S2770-02-000-0030-00 (574398)
DUENAS OSCAR & CARMEN
3100 WOOD FAIR CT
MISSION TX 78574

S2770-02-000-0031-00 (574399)
ROBERTS KEVIN J
3102 WOOD FAIR CT
MISSION TX 78574

S2770-02-000-0032-00 (574400)
CUELLAR WILLIAM R & ROSA ISELA
3104 WOOD FAIR CT
MISSION TX 78574

S2770-02-000-0033-00 (574401)
OPTION ONE MORTGAGE LOAN TRUST
6200 S QUEBEC ST STE 300
GREENWOOD VLG, CO 80111-4720

S2770-02-000-0034-00 (574402)
SCHULLER MANFRED R
PO BOX 3241
MCALLEN TX 78502

S2770-02-000-0035-00 (574403)
CEPEDA JOSE H & MARIA G
3103 WOOD FAIR CT
MISSION TX 78574

S2770-02-000-0036-00 (574404)
RICCI STEPHEN & PATRICIA
3101 WOOD FAIR CT
MISSION TX 78574

S2950-00-000-0285-00 (281461)
PENA ROLANDO M & OLIVIA R
3206 N SHARY RD
MISSION TX 78574

S2950-00-000-0285-37 (502706)
ALCOCER CYNTHIA EDEE GARCIA & JOHN
3008 N SHARY RD
MISSION TX 78574

S6450-00-000-0001-00 (291005)
POIRIEZ DAVID RAY
3006 GRANITE DR
MISSION TX 78574

S6450-00-000-0002-00 (291006)
GRANADOS AMALIA & FELIPE
3004 GRANITE DR
MISSION TX 78574

S6450-00-000-0014-00 (291018)
BALDERAS MA ISABEL & ALBERTO
3106 GRANITE DR
MISSION TX 78574

S6450-00-000-0015-00 (291019)
CONFIDENTIAL
3104 GRANITE DR
MISSION TX 78574

S6450-00-000-0016-00 (291020)
CASTILLO JOSEPH & TAMMY
3102 GRANITE DR
MISSION TX 78574

S6450-00-000-0017-00 (291021)
DEL BOSQUE MARIO
3100 GRANITE DR
MISSION TX 78574

S2974-00-000-0001-00 (701322)
SHARY 2 MILE RETAIL PARTNERS LTD
1207 ANTOINE DR
HOUSTON TX 77055

S2974-00-000-0007-00 (701328)
ALANIS JUAN A JR & MARLET R
2500 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0008-00 (701329)
ROCHA ELIO
2408 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0009-00 (701330)
IGLESIAS IRVIN GABRIEL
2406 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0010-00 (701331)
RODRIGUEZ FILIBERTO
3000 GRANITE DRIVE
MISSION TX 78574

S2974-00-000-0011-00 (701332)
GUZMAN JOSE R & CLAUDIA
2403 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0012-00 (701333)
RODRIGUEZ FILIBERTO
3000 GRANITE DRIVE
MISSION TX 78574

S2974-00-000-0013-00 (701334)
VALADEZ PEDRO J & CAROLINA
2407 SANDSTONE DR
MISSION TX 78574

S2974-00-000-0014-00 (701335)
BENAVIDES CESAR A & LINDA J
2409 SANDSTONE DR
MISSION TX 78574

PETITION AGAINST REZONING

4/30/2024

TO: CITY OF MISSION – MISSION CITY COUNCIL

RE: THE REZONING OF SUBJECT PROPERTY FROM (AO-I) TO (C-3 GENERAL BUSINESS) or REZ24-11

SUBJECT PROPERTY LEGAL DESCRIPTION:

Tract 1: A tract of land containing 1.52 acres, more or less, out of a 3.56 acre tract out of Lot 285 John H. Shary Subdivision; Tract 2: A 1.76 acre tract of land out of Lot 285, John H. Shary Subdivision


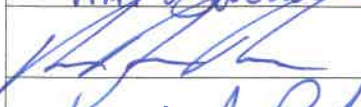
We, the undersigned, are Mission residents who live within a 200 foot radius of the Subject Property and we hereby petition the Mission City Council to **reject the application for reclassification as it is currently written** and that the subject property not be granted a C-3 General Business classification. We stand firmly against such a measure and want to make our voice heard clearly.

Be it known, however, that the undersigned residents WOULD NOT stand against a C-1 classification which would allow the applicant to use the property for a home-to office conversion without doing larger scale development such as retail strip centers, autobody shops or convenience stores / gas stations.

Additionally, we petition the council that if a rezoning of **ANY** commercial classification is approved, that the applicant or any future buyers of subject property be required to erect an **8 ft solid masonry wall between adjacent residents and the subject property before any commercial development is allowed to commence**. This is vital to adjacent residents to prevent sound disturbances as well as to provide a measure of safety from vehicle traffic on subject property. We thank the council for their consideration of this matter.

Signed by:

Address:

	2401 E. 35 th Street Mission
Julia V. Garcia	2401 E. 35 th St. Mission
Gosse and Cynthia Selzer	2402 E. 35 th Street Mission
Kim Durazo Mary Garcia	2406 E. 35 th Street Mission
	2407 E. 35 th Street Mission
Kevin J. Roberts	3102 Woodfair Ct. Mission

NAME	Address
Wendy Roberto 3102 WoodFair Ct. Mission TX 78574	3102 WoodFair Ct, Mission, TX
Manfred Schuller 3105 WOODFAIR CT. MISSION, TX 78574	3105 WoodFair Ct, Mission
Maria G. Caritei	3103 Wood Fair Ct. Mission, TX 78574
Jose Cepeda	3103 Wood Fair Ct. Mission, TX 78574
Joe Guzman	2403 Sandstone Dr, Mission, TX 78574
John L. Louch	3000 N Shary Rd 78574
Alma Elen Martin	2405 E 35 th St Mission, TX 78574
Patricia Summers	2500 E. 35 th , Mission, TX 78574
Oscar Duenas	3100 Woodfair Ct. TX 78574
Irvin Iglesias	2406 SANDSTONE, Mission, 78574
Pedro Valadez	2407 2407 Sandston Dr mission TX
Elio Rocha	2408 Sandstone Dr, mission,
CHARLES & JANICE WILIS	2403 E. 35 th St, Mission, TX 78574
Stephen Ricci	3101 WOODFAIR CT, MISSION TX 78574
Patricia Ricci	3101 WOOD FAIR CT MISSION TX 78574

Map of Petitioners

The following map shows the homes of the petitioners, highlighted in yellow and their proximity to the subject property (circled in red) applying for rezoning.

