

ITEM# 1.5

REZONING: A 9.000 acre tract of land, more or less,
out of Lot 236, John H. Shary Subdivision
AO-I to R-1T
Elite Development 786, LLC

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: Single Family Home
S: Single Family Home
Site: Vacant

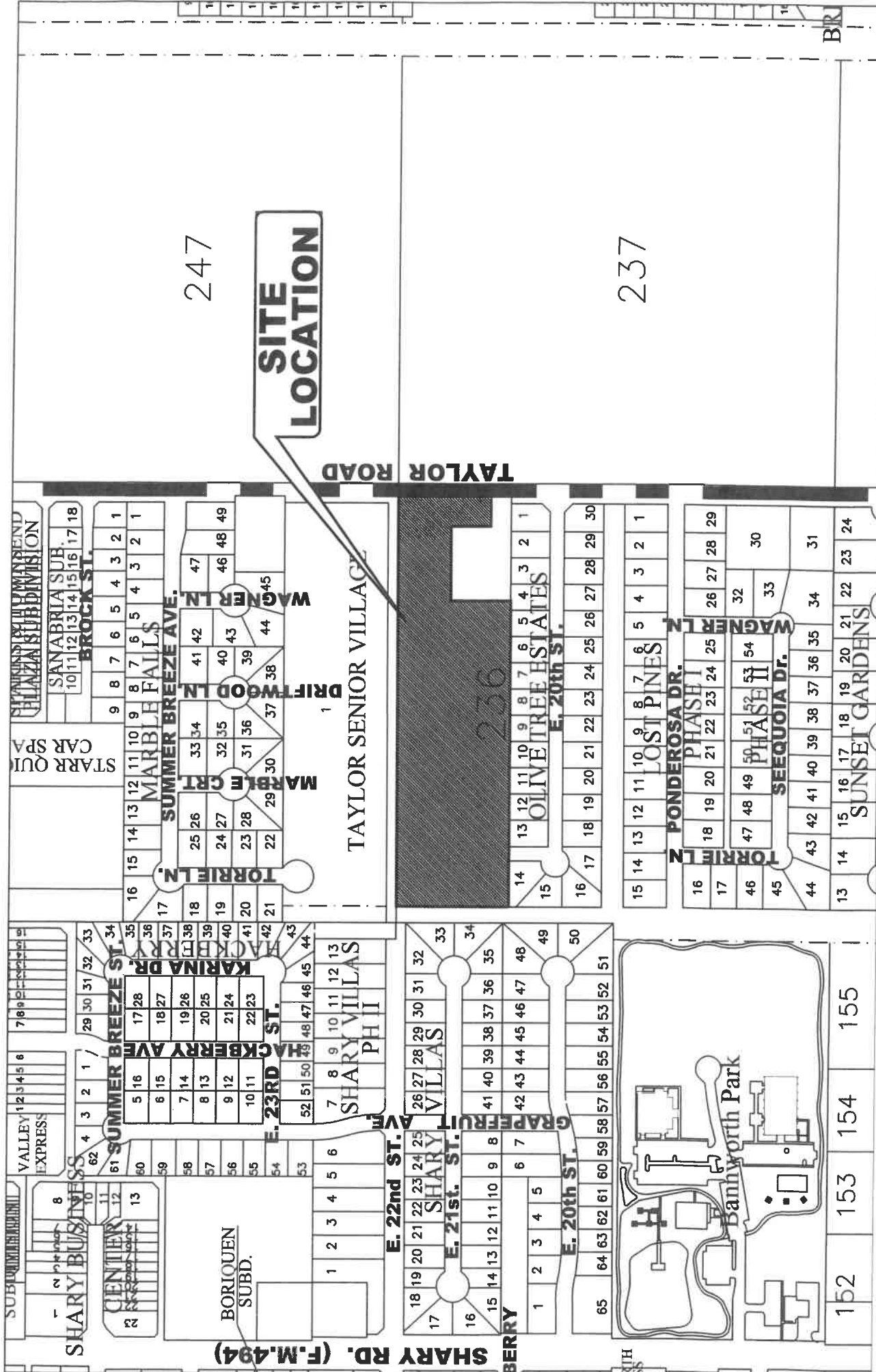
FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The 9 acres are mostly surrounded by Single Family Residences with the exception of the Taylor Senior Village. P&Z may recall seeing the entire 10-acre tract before for an R-3 (Multi-family residential) zone in November 16, 2022. Due to the significant amount of opposition from the surrounding property owners this item was denied.

Staff notes that this is a new applicant and the request before the Board is to consider this tract for Townhomes. The proposed zone does not comply with the City’s Future Land Use Map nor surrounding land uses. Staff also notes that there are not too many areas designated as Moderate Density Residential which is the zone for Townhomes. This area is designed for single family homes; however, it is not uncommon to see townhomes in between residential subdivisions just like Shary Gardens and Mission Manor. A similar request for R-1T was approved on September 27, 2001 by the City Council for an 8-acre tract further north on Taylor just south of E. 28th Street. If the request is approved, the applicant is proposing to do a subdivision with 100 R-1T lots.

On June 22, 2023 staff received a petition from surrounding property owners reflecting 57% in opposition to this request. The concerns voiced are regarding the proposed change is not consistent to the 2010 Future Land Use Map that was adopted by the City Council in which they designate this area as Single Family Residential.
opposition to this request.

RECOMMENDATION: Based on the significant amount of opposition staff is seeking direction.



247

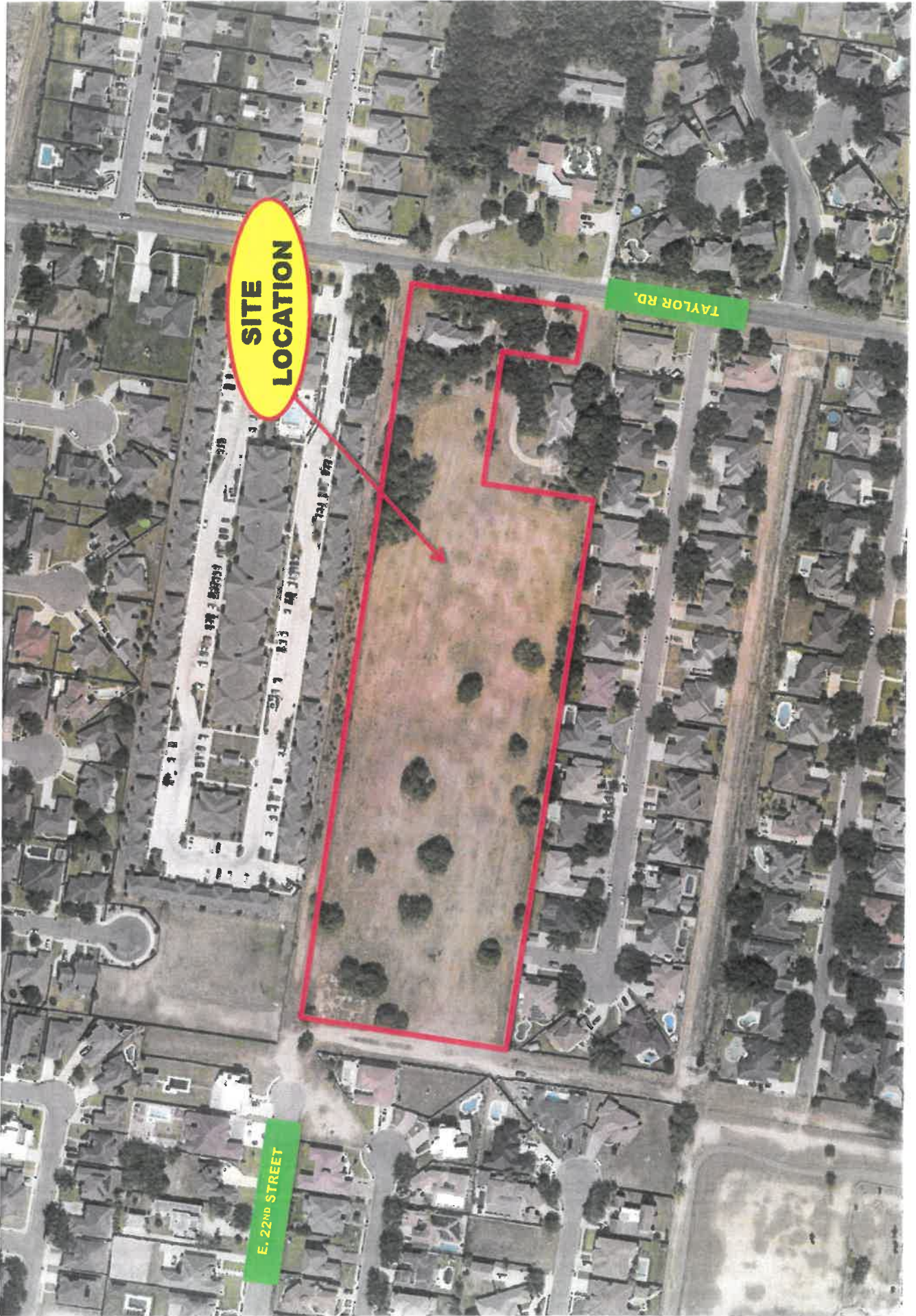
**SITE
LOCATION**

237



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

No.



**SITE
LOCATION**

TAYLOR RD.

E. 22nd STREET

Susie De Luna

From: Eugene Vaughan <evaughan@jgkl.com>
Sent: Thursday, June 22, 2023 10:44 AM
To: Susie De Luna
Cc: Global Fox Financial; William Ueckert; Sarah Segura
Subject: Olive Tree Estates letter opposing requested zoning changes (REZ23-24 and REZ23-25)
Attachments: p and z letter-06222023-SIGNED.pdf

Ms. De Luna,

Good morning.

I have attached a scanned copy of a letter signed by the residents of the Olive Tree Estates Subdivision opposing the zoning change request Nos. REZ23-24 and REZ23-25. I grouped both requests into one letter because some of the residents in our neighborhood received both notices and some only received the notice for REZ23-25. I believe that everyone in our neighborhood should have received REZ23-25, but some of my neighbors have not yet received any notice (although I don't doubt that they were mailed). The physical copy of our letter, with original signatures, will be delivered to your office.

Thanks for your help with this.

Gene

Eugene R. Vaughan, III
Attorney at-law

Jones, Galligan, Key & Lozano, L.L.P.
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1400 East Madison, Suite 4
Brownsville, Texas 78520
Phone: (956) 621-0710



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Members of the Planning and Zoning Committee:

We, the undersigned homeowners who reside adjacent to the requested zone changes (REZ23-24 and REZ23-25, as applicable to each lot), are against the zone change from AO-I (Agricultural Open Interim) to R1-T Townhouse Residential) for the following property:

Tract 1: A 1.000 acre tract of land, more or less, out of Lot 236, John H. Shary Subdivison (REZ23-24); and

Tract 2: A 9.000 acre tract of land, more or less, out of Lot 236, John H. Shary Subdivision (REZ23-25)

The zone change that is being considered is not consistent with the 2010 Future Land Use Map that was adopted in 2010 by the Mission City Council. The Land Use Map identifies the zone as Low Density Residential. We, the homeowners, agree with this designation.

Attached is a map indicating that the majority of the properties adjacent to the requested zone change are Single Family Residential.

[Signatures of Homeowners are attached on the following pages.]

Cc: Mission City Council

Highway County Map Search



Highway County Map Search

3/14/22, 5:13 PM

Hidalg County Map Search



<https://www.hidalgocounty.com/MapSearch/MapSearch.aspx>

William F. Ueckert

WILLIAM UECKERT

Dolores G. Ueckert

DOLORES G. UECKERT

Lot 11, Olive Tree Estates

Harry Kong

HARRY KONG

Alicia Kong

ALICIA KONG

Lot 12, Olive Tree Estates

R. D. Amador, Jr.

* ROBERT D. AMADOR, JR.

Maribel Amador

MARIBEL AMADOR

Lot 13, Olive Tree Estates

Marcos Esparza

MARCOS ESPARZA

Fernanda Esparza

FERNANDA ESPARZA

Lot 14, Olive Tree Estates

Arturo Villarreal

* ARTURO VILLARREAL

Maria G. Villarreal

MARIA G. VILLARREAL

Lot 15, Olive Tree Estates

Amador Garcia, Jr.

AMADOR GARCIA, JR.

Liza M. Garcia

* LIZA M. GARCIA

Lot 16, Olive Tree Estates

Nadya Rios

NADYA RIOS

Lot 17, Olive Tree Estates

Joel Cura

JOEL CURA

Lot 18, Olive Tree Estates

Daniel O. Rodriguez

DANIEL O. RODRIGUEZ

Paola Torres

PAOLA TORRES

Lot 19, Olive Tree Estates

Juan Quintanilla

JUAN QUINTANILLA

Olivia Quintanilla

OLIVIA QUINTANILLA

Lot 20, Olive Tree Estates

Leticia Flores

LETICIA FLORES

Lot 21, Olive Tree Estates

Nelda Rodriguez

* NELDA RODRIGUEZ

Lot 22, Olive Tree Estates


PRINTED NAME JUAN A BERRU

Lot 23, Olive Tree Estates


ASENCION MARTINEZ

Lot 24, Olive Tree Estates


JUAN JOSE GUAJARDO

Lot 25, Olive Tree Estates


ROGELIO CASTILLO

Lot 26, Olive Tree Estates



JOEL GARCIA

Lot 27, Olive Tree Estates


PALOMA PADILLA

Lot 28, Olive Tree Estates


ROSA GARCIA


JOEL GARCIA, JR.

Lot 28, Olive Tree Estates


EDGAR SANDOVAL

Lot 29, Olive Tree Estates

EUGENIO A OLIVARES
EUGENIO A. OLIVARES


YOLANDA I. OLIVARES

Lot 30, Olive Tree Estates

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 TORRI
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

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

S3011-00-000-0036-00 (672839)
ESPARZA LUIS F CASTRO & VIRIDIANA L
2428 EAST 21ST ST
MISSION TX 78572

S3011-00-000-0047-00 (672850)
GONZALEZ RUBEN & MARIA M
2429 E 20TH 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

S3011-00-000-0051-00 (672854)
RUVALCABA LORENA S & JOSE L
4002 N 42ND LN
MCALLEN TX 78504

S3011-00-000-0052-00 (672855)
CARRERA MIRIAM
2428 E 20TH ST
MISSION TX 78572

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

S3011-02-000-0012-00 (20829908)
JUAREZ ROSA M & MANUEL
1909 N 45TH
MCALLEN TX 78501-3043