

**ITEM# 1.4**

**REZONING:** A 1.000 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:	AO-I – Agricultural Open Interim
E:	AO-I – Agricultural Open Interim & City of McAllen
W:	AO-I – Agricultural Open Interim
S:	R-1 – Single Family Residential

**EXISTING LAND USES:**

N:	Vacant
E:	Single Family Home
W:	Vacant
S:	Single Family Home
Site:	Vacant

**FLUM:** Low Density Residential (LD)

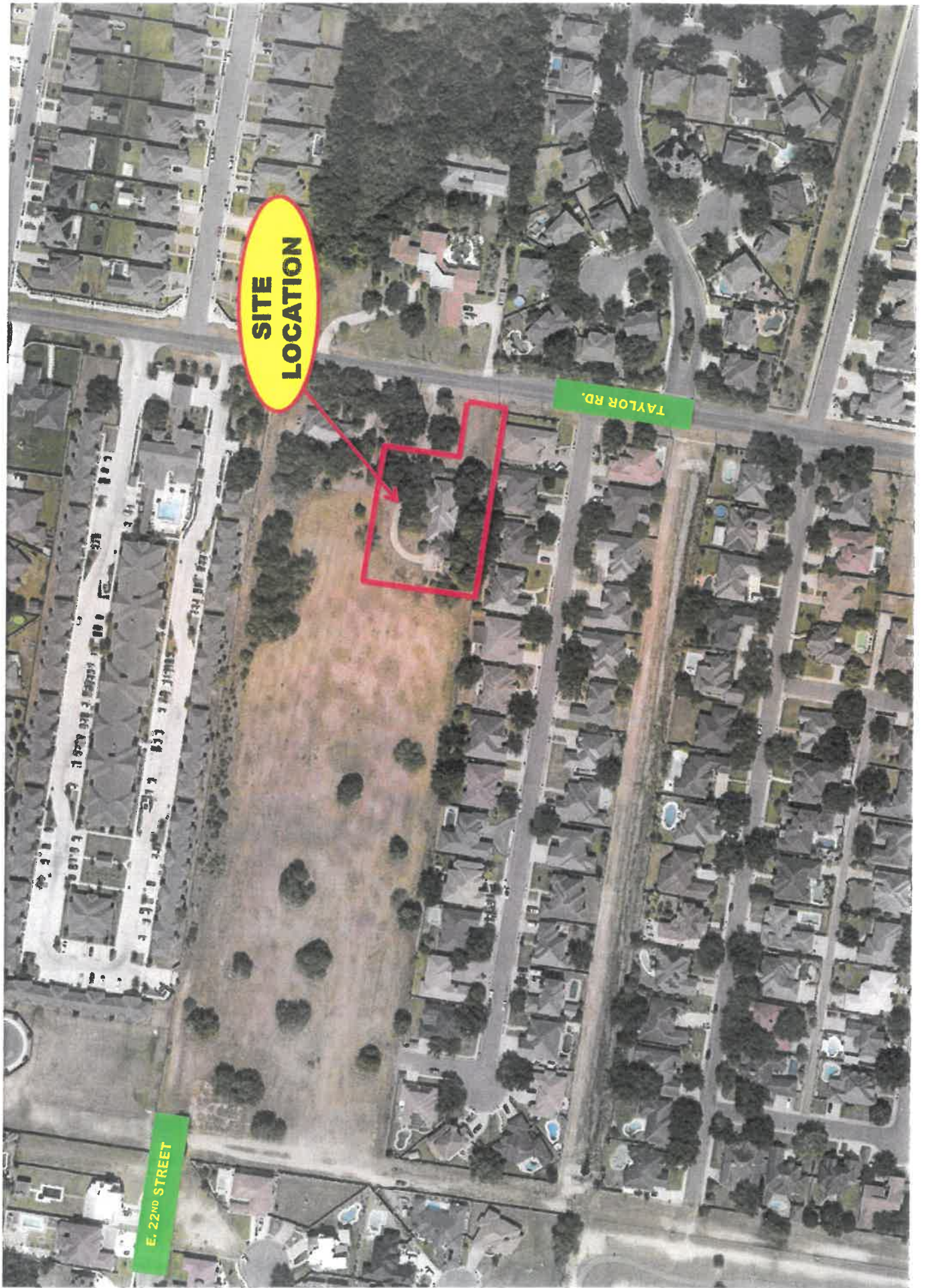
**REVIEW COMMENTS:** The 1 acre is mostly surrounded by Single Family Residences with the exception of the Taylor Senior Village. P&Z may recall seeing a 10-acre tract that included this property before for an R-3 (Multi-family residential) zone in November 16, 2022. Due to the significant amount of 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 Subdivision, 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. 28<sup>th</sup> Street.

On June 22, 2023 staff received a petition from surrounding property owners reflecting 75% 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.

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





**SITE  
LOCATION**

**TAYLOR RD.**

**E. 22ND STREET**

JOB NO. 21034.04

**M**  
**McBERT & HUNT INC.**  
 1118 W. MARKET STREET  
 SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214.750.1111  
 FAX: 214.750.1112  
 WWW.MCBERTANDHUNT.COM

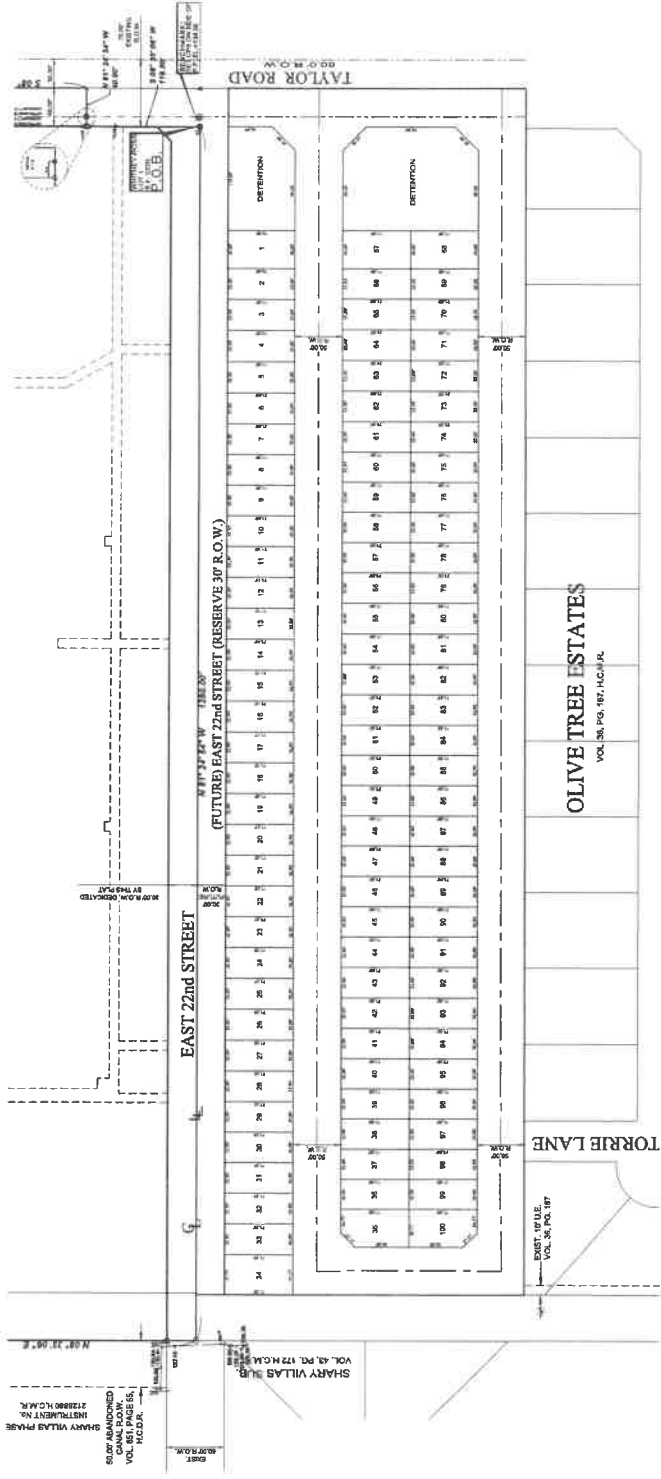
AS NOTED

1. RELEASE DATE	12/15/2022
2. RELEASE DATE	12/15/2022
3. RELEASE DATE	12/15/2022
4. RELEASE DATE	12/15/2022
5. RELEASE DATE	12/15/2022
6. RELEASE DATE	12/15/2022
7. RELEASE DATE	12/15/2022
8. RELEASE DATE	12/15/2022
9. RELEASE DATE	12/15/2022
10. RELEASE DATE	12/15/2022

TAYLOR ROAD  
MISSION, TEXAS

LOT LAYOUT #1

DATE: 12/15/2022  
BY: [Signature]  
PROJECT NO: 21034.04  
SHEET 1



OLIVE TREE ESTATES  
VOL. 38, PG. 187, AC 11.41

SHARY VILLAS  
 VOL. 43, PG. 179 H.C.M.  
 INSTRUMENT NO. 212880 H.C.M.  
 SHARY VILLAS PHASE  
 50.07 AC. PARCEL  
 CHANGING FROM  
 AGRICULTURAL  
 TO RESIDENTIAL  
 12/15/2022

## Susie De Luna

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**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.**  
2300 West Pike Blvd., Suite 300  
P.O. Drawer 1247  
Weslaco, Texas 78599-1247  
Website: [www.jgkl.com](http://www.jgkl.com)  
Switchboard: (956) 968-5402  
Direct Line: (956) 973-1138  
Fax: (956) 968-6089

**Brownsville Office:**  
1400 East Madison, Suite 4  
Brownsville, Texas 78520  
Phone: (956) 621-0710



\*\*\* Notice \*\*\*

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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**



3/14/22, 5:13 PM


Hidalgo County Map Search



<https://pmap.com/hidalgo/hidalgo.com/property/3100>

  
\_\_\_\_\_  
RODOLFO LEAL

Lot 1, Olive Tree Estates

  
\_\_\_\_\_  
\* ESTEBAN PHILLIPS

  
\_\_\_\_\_  
GWENDOLYN PHILLIPS

Lot 2, Olive Tree Estates

  
\_\_\_\_\_  
EDUARDO ARIAS

  
\_\_\_\_\_  
DIANA ARIAS

Lot 3, Olive Tree Estates

  
\_\_\_\_\_  
ERICK RAMIREZ

  
\_\_\_\_\_  
LUISA RAMIREZ

Lot 4, Olive Tree Estates

  
\_\_\_\_\_  
REYNALDO HERNANDEZ, JR.

  
\_\_\_\_\_  
ALICIA M. HERNANDEZ

Lot 5, Olive Tree Estates

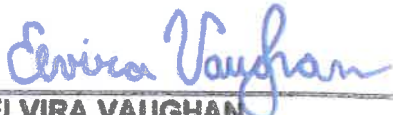
  
\_\_\_\_\_  
SUSANA S. AGUILAR

Lot 6, Olive Tree Estates

  
\_\_\_\_\_  
FRANCISCO ARIEL TREVINO

Lot 7, Olive Tree Estates

  
\_\_\_\_\_  
EUGENE R. VAUGHAN, III

  
\_\_\_\_\_  
ELVIRA VAUGHAN

Lot 8, Olive Tree Estates

  
\_\_\_\_\_  
\* ROLANDO MARTINEZ

Lot 9, Olive Tree Estates

  
\_\_\_\_\_  
\* MARCOS PEREZ

  
\_\_\_\_\_  
NORMA PEREZ

Lot 10, Olive Tree Estates

*William G. 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

*Robert 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. BOBATO

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

  
JOEL GARCIA, JR.

Lot 28, Olive Tree Estates

  
EDGAR SANDOVAL

Lot 29, Olive Tree Estates

  
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

O3450-00-000-0025-00 ( 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

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