

ITEM# 1.8

**TABLED
REZONING:**

Being a 0.97 acre tract of land, more or less, out of and forming a part of Lot 204, John H. Shary Subdivision C-4 to R-1T
Lourdes Lerma

REVIEW DATA

The subject site is located approximately 352.56' West of N. Shary Road along the south side of Mirabelle Street.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	C-4	– Heavy Commercial
W:	R-1	– Single Family Residential
S:	R-3	– Multi-Family Residential

EXISTING LAND USES:

N:	Single Family Homes
E:	Commercial
W:	Single Family Homes
S:	Vacant
Site:	Commercial

FLUM: General Commercial (GC)

REVIEW COMMENTS: Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. A GC (General Commercial) classification includes professional and medical office uses in addition to retail business or service uses that are in conformance with the uses permitted in a C-1 and C-3 zone. Townhomes are usually found in a MD (Moderate Density) classification which includes two family residential, mobiles and townhomes. Staff notes that it is not uncommon to see townhomes abutting commercial properties.

Staff mailed out 26 notices to property owners within 200' radius to get their input in regards to this request. Staff did receive a petition with 42% in opposition. The concerns voiced in the petition include: increased traffic and congestion, noise and disturbance, property value impact, privacy concerns, security issues, overburdening local infrastructure, change in community character, proposed emergency exit will remove greenway and impede the traffic flow, and the private drive will not allow the free flow of garbage collection.

RECOMMENDATION: Staff is recommending Approval.



LOCATION SITE

CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680



No.

E. BUS. HWY 83 (LOOP 374)

GRAPEFRUIT OWL INC.,

SITE LOCATION

BRACEY AVE.

GLENWOOD AVE.

SHARY RD. (F.M. 494)

JULIAN GONZALEZ

SHARY CENTER

SUPERIOR OIL EXPRESS

ALBA PLAZA

ESDRAS VEGA

GRAPEFRUIT AVE.

E. 8th St.

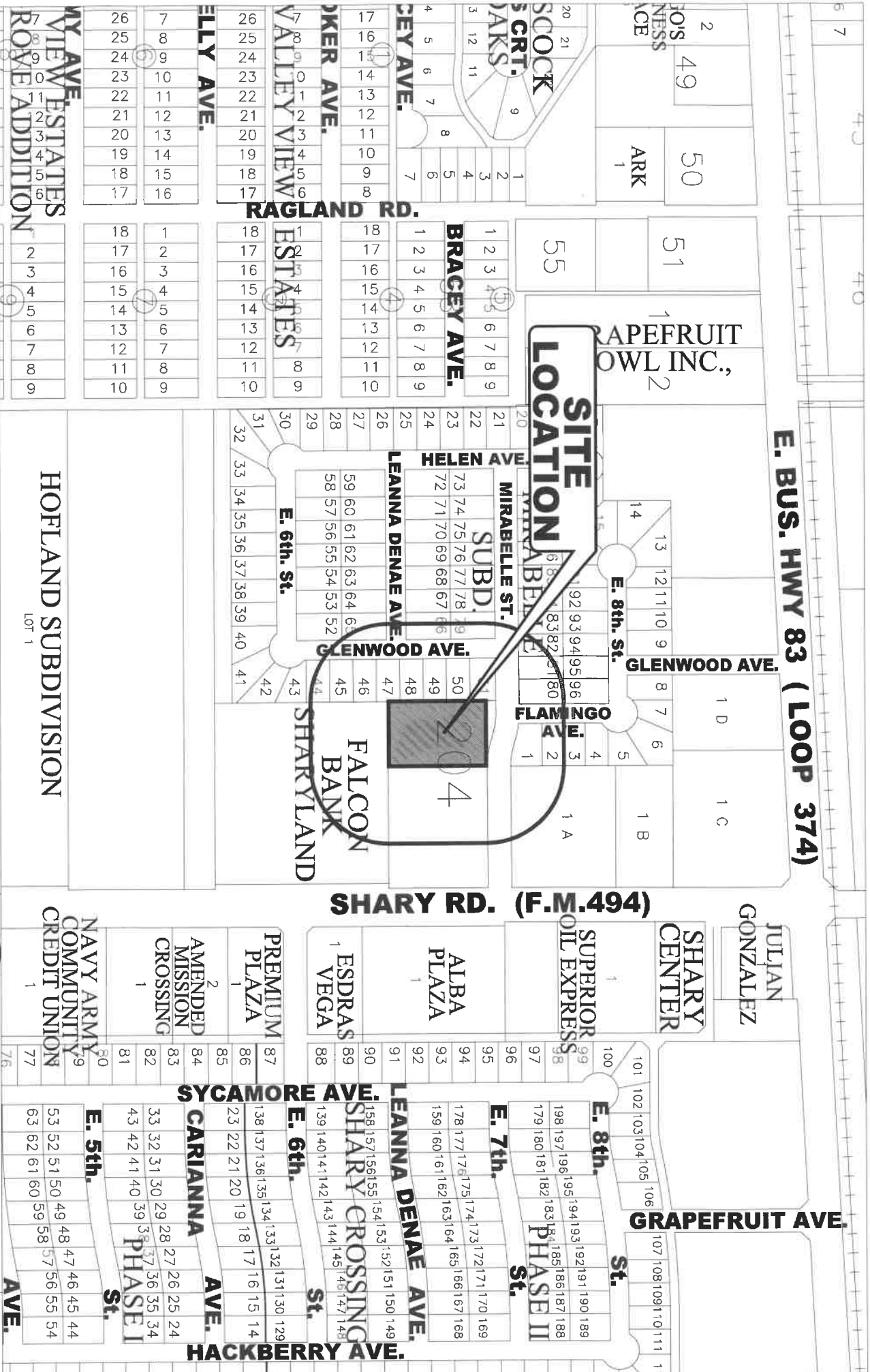
E. 7th St.

E. 6th St.

E. 5th St.

SYCAMORE AVE.

HACKBERRY AVE.



200' RADIUS MAILOUT



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

PH: (956) 580-8672
FAX: (956) 580-8680

No.



N. SHARY RD.

MIRABELLE ST.

GLENWOOD AVE.

LOCATION SITE

We believe these concerns underscore the need to

Timestamp	Email Address	By signing below, I express my opposition to the re: Lot # or Street Address:	Full Legal Name:
9/27/2024 19:52:31		Sandra Velarde Gonzalez	Lot 37. 2210 E 6th St Missio
9/27/2024 20:00:50	pirates09@gmail.com	Isaac G. Pietrzak	Lot #90
9/27/2024 20:46:57	odwinleal@hotmail.com	Odwin Leal	2303 E 8th street
9/27/2024 20:47:13	tpatino1550@gmail.com	Teresa Fonseca	8th. Lote # 8
9/27/2024 20:48:58	valeria_deluna@icloud.c	VALERIE DE LUNA	606 glenwood ave mission te
9/27/2024 20:51:03	delunadrian@gmail.com	Adrian De Luna	606 Glenwood Ave Mission Tx
9/27/2024 20:51:23	treydeshazo@gmail.com	Robert DeShazo	Lot 47 - 610 Glenwood Ave
9/27/2024 20:52:11	josueduran16@gmail.co	Josue Duran	Lot 47- 610 Glenwood Ave.
9/27/2024 20:52:11	andreasachiw@gmail.co	ANDREA SALAZAR	704 Glenwood
9/27/2024 20:54:50	alexa32437@gmail.com	Alexandra Santos	2204 E 8th Street
9/27/2024 21:00:16	jclynst@gmail.com	Ana Tirado Sanchez	700 Glenwood Ave
9/27/2024 21:07:01	natfloreesp@gmail.com	Natalia g flores	81
9/27/2024 21:18:42	juanysayde@gmail.com	Juan Luis Flores Jr.	807 Helen Ave Mission, Tx 77
9/27/2024 21:28:58	damarisg.2024@gmail.c	Jesus Garcia	611 Helen Ave.
9/27/2024 21:31:59	ximenasm1207@gmail.c	Yeni Carol Morales	2215 Mirabelle St
9/27/2024 21:36:58	odahildatc1@gmail.com	Odahilda Torres	2214 E 6th St
9/27/2024 21:38:10	marcefloreshdz75@gma	Marcela Flores Hernandez	2213 Leanna Denae Ave
9/27/2024 21:39:50	lizbethdeleon7@gmail.c	Lizbeth De leon	96
9/27/2024 21:43:30	cmevents21@gmail.com	Carlos arnett	2207 E 8th St
9/27/2024 21:49:22	graciacindy@hotmail.cor	Luis Alberto Elizondo.	2211 E 6th St. Mission, Tx 785
9/27/2024 21:54:33	denisse7@gmail.com	Denisse Rodriguez	2203 Mirabelle St
9/27/2024 22:02:02	marisolayala.m@gmail.c	Marisol Ayala	2211 Leanna Denae
9/27/2024 22:05:28	mariolopz0781@gmail.c	Mario Lopez	2207 E. 6th St
9/27/2024 22:11:05	helenave956@gmail.com	Isaac Mendiola	808 Helen
9/27/2024 22:17:17	agr.cervantes@gmail.com	Alejandra Rodriguez	Helen Ave
9/27/2024 22:57:23	janiegcia@hotmail.com	Sanjuanita Garcia	2205 Leanna Denae Ave
9/27/2024 23:24:45	cynthia.rosales.800@gm	Cynthia Rosales	2201 Mirabelle St
9/28/2024 2:56:36	cyliccano@gmail.com	Pedro Gonzalez Fraire	#64 2210 Leanna Denea Ave
9/28/2024 6:54:14	miriam092880@gmail.c	Miriam D Garza	2208 Leanna Denae Ave
9/28/2024 7:56:25	lindalopez0003@gmail.c	Rosalinda barreto	607 Helen ave
9/28/2024 9:52:25	2albertofonseca@gmail.	Alberto fonseca	Lot 8
9/28/2024 9:54:40	brendagarzadez@gmail.c	Hilda Brenda Garza	702 glenwood ave

We believe these concerns underscore the need to

Timestamp	Email Address	By signing below, I express my opposition to the re: Lot # or Street Address:	Full Legal Name:
9/28/2024 9:54:51	zapaterofermin@gmail.c	Fermin Zapatero	702 Glenwood ave
9/28/2024 9:58:58	pumavin1@yahoo.com	David Vinalay	24
9/28/2024 10:03:02	joseglzgz84@gmail.com	Jose Gonzalez	37
9/28/2024 10:04:40	taylormaria2010@gmail.	Maria Taylor	2205 E 8th St
9/28/2024 10:11:51	cantug.vilmai24@gmail.c	Arnoldo Burgos	Lot 80 - 2219 Mirabelle St
9/28/2024 10:11:53	igar27@gmail.com	Isidro Garcia Sepulveda	2207 Leanna Danae Ave
9/28/2024 11:01:35	algarriohuerta@gmail.c	Ana Lucia Garrido Huerta	#46
9/28/2024 11:24:30	jacquelinegarciarealtor@	Jacqueline Garcia	2204 Mirabelle St, Mission, Tx
9/28/2024 12:19:22	arq.droda@gmail.com	Diana Rodriguez	2202 Mirabelle st
9/28/2024 12:39:55	mariahallal1408@gmail.c	Maria Hallal	071
9/28/2024 13:00:42	martsoaca@gmail.com	Maria T Solis Cazares	Lot# 79 2212 Mirabelle St
9/28/2024 14:06:05	maura.salmac@gmail.cc	Maura Salinas	38
9/28/2024 14:41:51	cumana15@gmail.com	Julio C Cumana	2214 E 6th st, Mission Tx 785
9/28/2024 17:26:13	itze.y.gonzalez@gmail.cc	Itze Y. Gonzalez	2209 Leanna Danae Ave. Miss
9/28/2024 19:56:10	camelofg1954@gmail.cc	Gamaliel Florez	2200 E 6th St Mission, Tx, 785
9/28/2024 22:40:43	gilbertl1631@gmail.com	Juan Gilberto López	Leanna Danae ave
9/28/2024 23:16:44	hherdz79@gmail.com	Hennesys Hernandez	2216 E 6TH ST MISSION TX 7
9/29/2024 4:48:28	boricuasubwrxti@gmail	Erick Velazquez Menendez	804 Flamingo Ave
9/29/2024 9:17:26	andreadaligg@gmail.com	Andrea Dali Galvan	93
10/1/2024 17:25:54	jvtransport36@gmail.cor	Jose Villagran	2218 E 6th st Mission Tx 7858

RECEIVED
10/2/24EZ



I, the undersigned in this petition, am opposed to the proposal to Rezone Lot 204, John H. Shary Subdivision, from (C-4) Heavy Construction to (R-1T) Townhouse Residential. Below are some of the reasons for this opposition.

1. Increased Traffic and Congestion: More residents in the area will inevitably increase traffic, leading to congestion in and around your subdivision. This could affect the ease of entering and exiting your private community, as well as overall road safety.
2. Noise and Disturbances: Apartments typically have higher densities of residents, which may result in increased noise levels from cars, gatherings, and daily activities, disturbing the quiet atmosphere of the subdivision.
3. Property Value Impact: The proximity of high-density housing, such as apartments, could potentially lower property values in the gated community due to concerns over noise, traffic, and changes in the neighborhood's overall character.
4. Privacy Concerns: The addition of a large residential complex could reduce the level of privacy enjoyed by the subdivision's residents, especially if the apartments have sightlines into private properties or communal areas.

These concerns collectively make a strong case for opposition, emphasizing the importance of maintaining the quality of life in your private, gated subdivision.

5. Security Issues: A gated community is typically valued for its security and controlled access. The construction of apartments nearby might increase foot traffic, which could raise concerns about unauthorized access or security risks for the subdivision.
6. Overburdening Local Infrastructure: More residents could put a strain on local infrastructure, including water, sewage systems, and public services, potentially affecting the quality of services available to your community.
7. Change in Community Character: A gated subdivision often appeals to residents for its exclusivity and quiet, family-friendly atmosphere. Adding apartments might shift the character of the neighborhood toward a more transient, high-density living situation.
8. The proposed emergency exit gate would interfere with our Shary exit gate and key Pad Area as well as remove our greenway along Lot 204 North boundary.

Lot #	Name of Owner	Signature	Contact Number
39	Maura Salinas	[Signature]	956 800 3150
2			
3			
4	Francisco	[Signature]	956 330 2813
5	Karim Gardens	[Signature]	956 290 9303
6			
7	John Garcia	[Signature]	956 330 6673
8	Michelle Salinas	[Signature]	956 251 7598
9	Methan Chapo	[Signature]	956 556 6872
10			
11	Carlos Alvarado	[Signature]	956 189 2261
12	Maria G. Alvarez	[Signature]	956 7689 3108
13			
14			
15			
16	Isaac M. H. J. L. H.	[Signature]	956 329 3500
17	R. J. S.	[Signature]	956 435 2314
18			
19			
20			
21			
22			
23			
24	DAVID VIVALDI	[Signature]	956 252 6075
25			
26			
27	ARMANDO CUNHA	[Signature]	956 242 9568
28	DAVID ALVAREZ	[Signature]	956 522 2199
29	EDITHA BARRERA	[Signature]	956 451 7461

Lot #	Name of Owner	Signature	Contact Number
30	ALEJANDRA RUIZ	[Signature]	956 607 5177
31			
32	Geovani Flores	[Signature]	956 387 2242
33			
34			
35	Alexis Barrios	[Signature]	956 500 0683
36			
37	Sandra Gonzalez	[Signature]	956 929 0337
38	Sergio Chavez	[Signature]	956 252 6989
39	EVELYN SELVIA	[Signature]	956 414 3466
40	FRANCISCA HERNANDEZ	[Signature]	956 333 8778
41	JOSE VILLOGIN	[Signature]	956 651 6925
42			
43			
44	Carolina Gonzalez	[Signature]	956 437 4114
45	Adrian Alvarez	[Signature]	956 491 2901
46	Ana Lucia Gonzalez	[Signature]	956 558 2618
47	Robert Desjardis	[Signature]	956 881 620 2134
48	Ana Sanchez	[Signature]	956 319 4120
49	FERNANDA GONZALEZ	[Signature]	956 511 0303
50	ANDREA SANCHEZ	[Signature]	956 590 3353
51	Lidia Andresen	[Signature]	956 706 4323
52			
53	José D. Flores	[Signature]	956 897 8359
54	ANITA MARENO	[Signature]	956 310 8063
55	ADRIANA LOPEZ	[Signature]	956 124 2430
56			
57			
58			

#1

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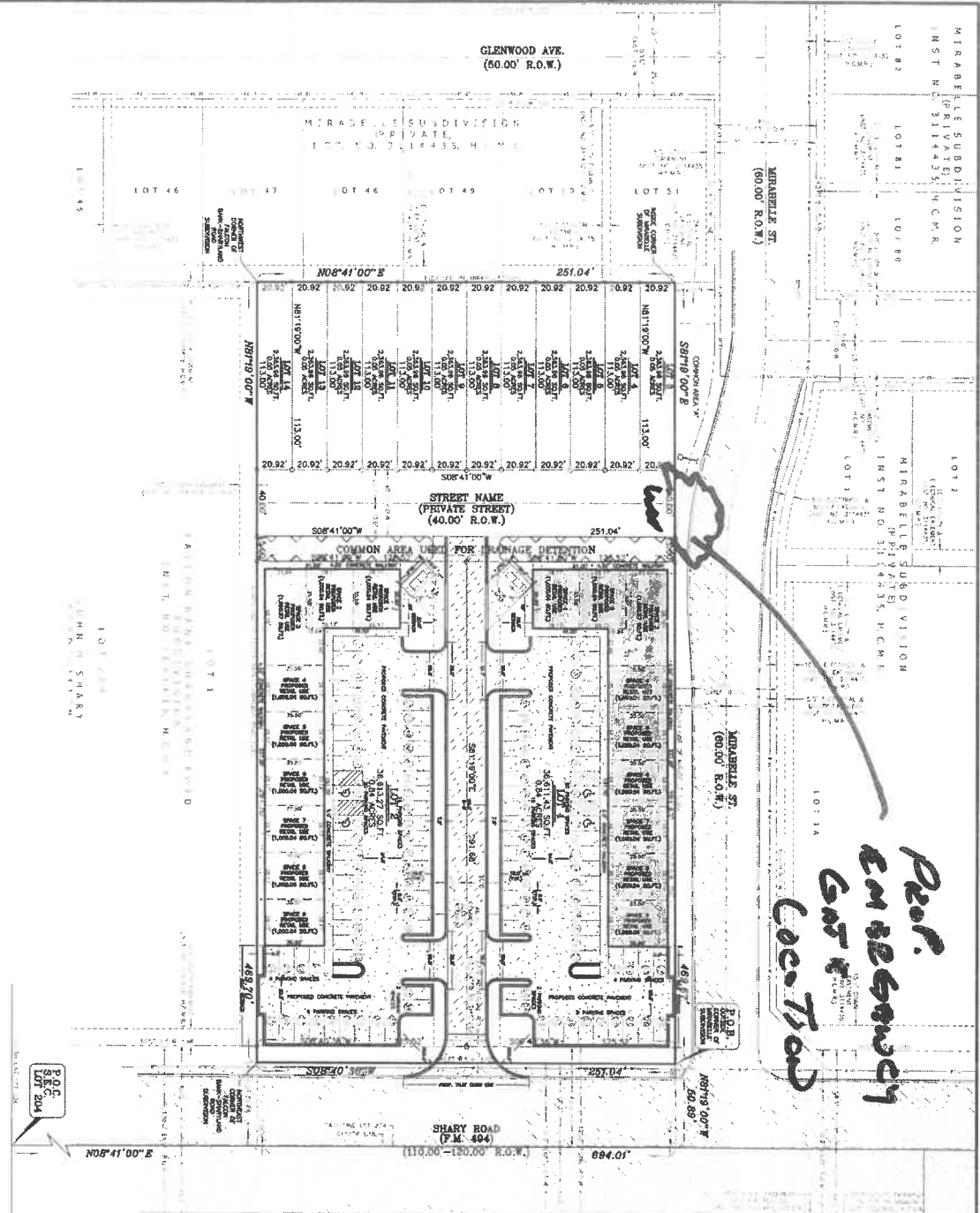
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Lot #	Name of Owner	Signature	Contact Number
59	Afredo Olivera		956 313 70 73
60	Edward Arceles		956-445-1838
61	Nelson Dalfredo		956 400 5640
62	NORVELY AREN NOMAYO A.		956-302 1430
63	IVIRYAN BARRERA GARCIA		
64	Pedro Gonzalez		956 360 2107
65	Roberto Arceles		956 211 5283
66	Marisol Ayala		956-293-7441
67	Rose Gonzalez		956 273 9001
68	Rhany Serrano		956-921-7217
69	Romanta Garcia		956-440-2350
70	Yanq Hilla		(915)356-0102
71	Marisol Garcia		(956)315 3540
72	Eduardo Garcia		(956)309-3820
73	Karla Alvarez		(956)512-4689
74	Maria Garcia		956-250-3589
75	Yanq Hilla		299-9044

Lot #	Name of Owner	Signature	Contact Number
78	Maria T. Soto C.		956 2120359
79	Arnoldo Barros		956-658-3139
80	Eben Villegas		956-649-9023
81	Yeni Guevara		949-310-1959
82	Edmundo Jirca		956 219 5705
83	Julio Gonzalez		
84	Anthony Rosales		(956)609-7547
85	Isaac P. Garcia		(956)219-1585
86	Alexandra Santos		956-603-6753
87	Andrea Gulvan		956-563-7229
88	Carla		
89	Caroline Polanco		956-284-9493
90	Carla		956 215-5303
91	Carla		
92	Carla		
93	Carla		
94	Carla		
95	Carla		
96	Carla		

#100



*Per.
EM Research
G&T
Coct 7500*

- LEGEND**
- Lot boundary
 - Right of Way
 - ▭ Common Area
 - ▭ Proposed Building
 - ▭ Existing Building
 - ▭ Other Structures
 - ▭ Other
 - ▭ Utility
 - ▭ Survey
 - ▭ Other

SCALE 1" = 30'



DISCLAIMER: THIS DOCUMENT IS RELIANT ON THE DATA AND RECORDS OF THE RECORDING OFFICE OF THE COUNTY OF SAN DIEGO AND THE RECORDING OFFICE OF THE COUNTY OF SAN DIEGO. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR FIELD WORK. THE ENGINEER HAS NOT BEEN A PARTY TO ANY SURVEYING OR FIELD WORK. THE ENGINEER HAS NOT BEEN ADVISED OF ANY SURVEYING OR FIELD WORK. THE ENGINEER HAS NOT BEEN ADVISED OF ANY SURVEYING OR FIELD WORK.

P.O.C. 318 C 607 2004

DATE	08/07/04
TIME	11:50
TITLE	SHARY PLAZA
BY	AC
CHECKED BY	AC
DATE	
PROJECT NO.	04-24-0404
SHEET PLANS	

SHARY PLAZA SUBDIVISION

SITE PLAN

SEA
SALINAS ENGINEERING & ASSOCIATES, INC.
(760) 343-5500 (FAX)
(760) 343-5500 (TEL)
301 BAYVIEW - MALDEN, TEXAS 75850
CORRECTING ENGINEER & SURVEYOR

S2950-00-000-0204-45 (685429)
LERMA MIGUEL & LOURDES
2426 E 21ST
MISSION TX 78572

F1520-00-000-0001-00 (20827570)
NEW MILLENNIUM L INVESTMENTS INC
711 W NOLANA 104-A
MCALLEN TX 78504

M4725-00-000-001A-00 (1308162)
AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN TX 78504

M4725-00-000-0001-00 (1308066)
SELVERA JUAN D
800 RAMOS ST
PHARR TX 78577

M4725-00-000-0002-00 (1308067)
TREVINO JOSE ANGEL RAMIREZ & MARIA
802 FLAMINGO AVE
MISSION TX 78572

M4725-00-000-0003-00 (1308068)
VELAZQUEZ ERICK
804 FLAMINGO AVE
MISSION TX 78572

M4725-00-000-0004-00 (1308069)
VILLALOBOS EMERIO JOSE ARANZAZU
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0044-00 (1308109)
GONZALEZ GABRIELA
604 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0045-00 (1308110)
DE LUNA ADRIAN & VALERIA INEZ
606 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0046-00 (1308111)
HUERTA ANA LUCIA GARRIDO & MONICA
608 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0047-00 (1308112)
DESHAZO ROBERT NEILL III
610 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0048-00 (1308113)
SANCHEZ SEBASTIAN & ANA G TIRADO
700 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0049-00 (1308114)
ZAPATERO FERMIN SALGADO & HILDA
702 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0050-00 (1308115)
AVILES EDGAR ALEJANDRO CHIW &
704 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0051-00 (1308116)
ANDERSHOCK LYDIA YESEL
706 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0052-00 (1308117)
CHEN GUONING
2305 COLALES ST
MISSION TX 78573

M4725-00-000-0065-00 (1308130)
FIGUEROA JORGE & MELISSA GARZA
2212 LEANNA DENAE AVE
MISSION TX 78572

M4725-00-000-0066-00 (1308131)
OLVERA ALFREDO & MARCELA FLORES
2438 LEANNA DENAE AVE
MISSION TX 78572

M4725-00-000-0079-00 (1308144)
LOPEZ JESUS MORA
716 W IRIS AVE
MCALLEN TX 78501

M4725-00-000-0080-00 (1308145)
BURGOS ARNOLDO
1721 N MCCOLL RD LOT 160
EDINBURG TX 78541

M4725-00-000-0081-00 (1308146)
VILLARREAL RUBEN ALEJANDRO & NAT
2217 MIRABELLE ST
MISSION TX 78572

M4725-00-000-0082-00 (1308147)
MORALES YENI CAROL
2215 MIRABELLE ST
MISSION TX 78572

M4725-00-000-0083-00 (1308148)
MACIAS SAMUEL
2213 MIRABELLE ST
MISSION TX 78572

M4725-00-000-0096-00 (1308161)
RIVERA IRMA ISABEL PRUNEDA & LIZBE
2214 E 8TH ST
MISSION TX 78572

M4725-00-000-001D-00 (1308165)
VALLEY BELL ENTERPRISES LLC
101 E CHEROKEE ST
JACKSONVILLE TX 75766

M4725-00-000-000A-00 (1308062)
MIRABELLE OWNERS ASSOCIATION INC
813 N MAIN ST STE
MCALLEN TX 78501