

**ITEM# 1.3**

**REZONING:** A 4.06 acre tract of land out of Lot 265,  
John H. Shary Subdivision  
AO-I to R-1T  
Guadalupe & Alberto Ramon

**REVIEW DATA**

The site is located approximately ¼ mile north of E. Griffin Parkway (FM 495) along the east side of Shary Road – see vicinity map.

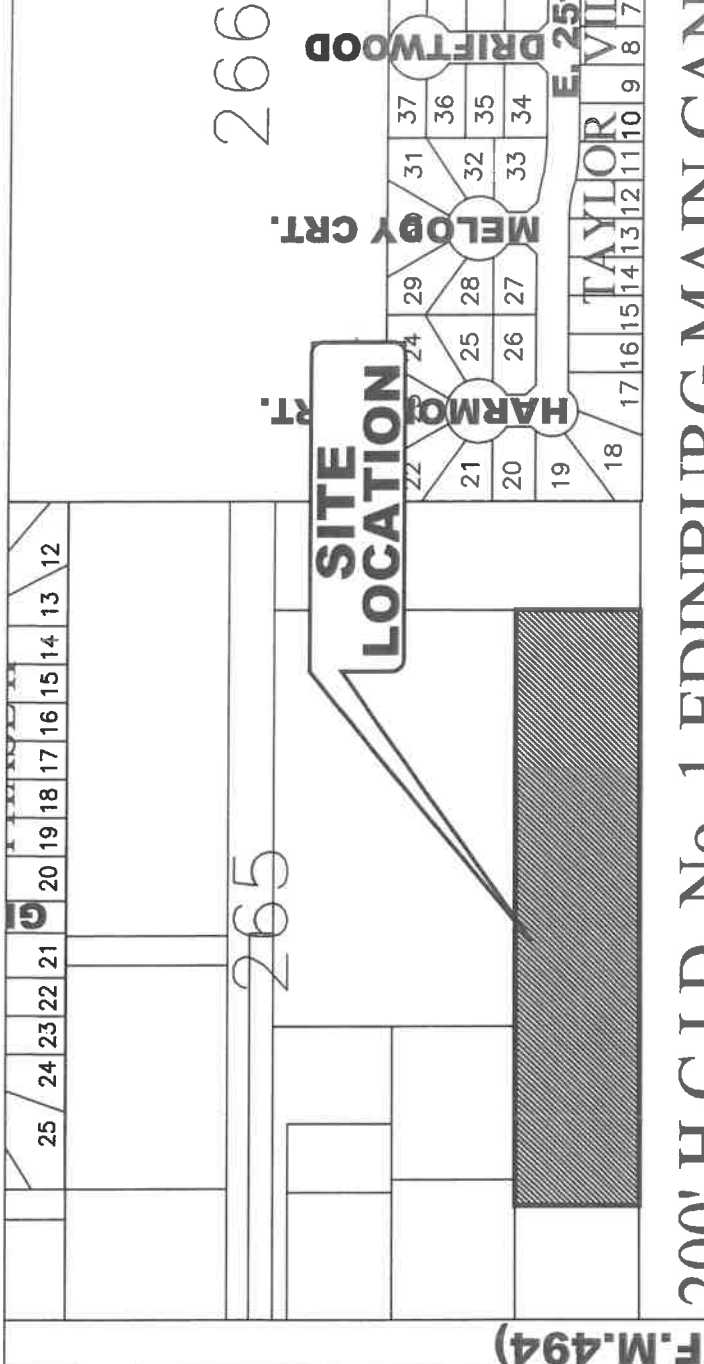
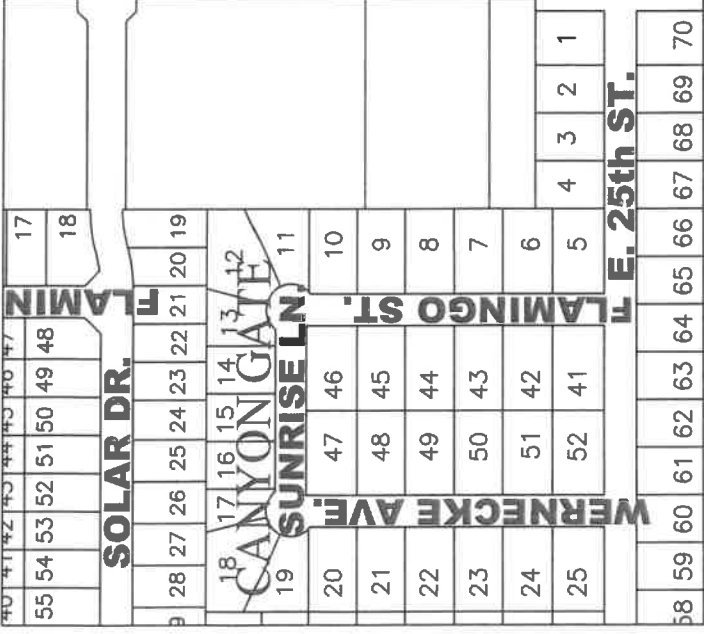
**SURROUNDING ZONES:** N: AO-I – Agricultural Open Interim  
E: AO-I – Agricultural Open Interim  
W: AO-I – Agricultural Open Interim  
S: AO-I – Agricultural Open Interim

**EXISTING LAND USES:** N: Residence  
E: Vacant  
W: Residence  
S: Edinburg Main Canal ROW  
Site: Residence/Warehouse

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

**REVIEW COMMENTS:** Staff notes that the proposed zone does not comply with the City’s Future Land Use Map nor 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. Townhouses are considered to be a Moderate Density Residential designation. Based on the size of the property it would be difficult to comply with the R-1 requirements. Staff mailed out 21 notices to property owners within 200’ radius to get their input in regards to this request. As of this date, staff has only received one email against this request.

**RECOMMENDATION:** Staff recommends approval.



200' H.C.I.D. No. 1 EDINBURG MAIN CAN





**SITE  
LOCATION**

**N. SHARY RD. (F.M. 494)**

**E. 25TH ST.**

**Susie De Luna**

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**From:** harjap singh <singharjap@gmail.com>  
**Sent:** Wednesday, February 28, 2024 4:59 PM  
**To:** Susie De Luna  
**Subject:** REZ24-6

In reference to reclassification of 5.02 acres lot 265,John H Shary Subdivision to R-1T.

I am the immediate neighbor and owner of property located to north and south side and share property line with the said property. I hereby oppose this property reclassification

Warm regards

Harjap Nanva

S2950-00-000-0255-00 ( 281290)  
HIDALGO CO WATER DIST #1  
PO BOX 870  
EDINBURG TX 78540

S2950-00-000-0264-02 ( 281335)  
ELI-GAR LTD  
2446 SAN ISIDRO PKWY  
LAREDO TX 78045

S2950-00-000-0264-07 ( 281337)  
COLLANTES JOANN & ALEXANDER O  
2611 N SHARY RD  
MISSION TX 78574

S2950-00-000-0265-15 ( 281346)  
MARTINEZ RICARDO & PETRA  
2710 N SHARY RD  
MISSION TX 78574

S2950-00-000-0265-20 ( 281348)  
NANVA HARJAP S  
2700 N SHARY RD  
MISSION TX 78574

S2950-00-000-0265-23 ( 503650)  
JAMES MICHAEL V & MADELINE S  
308 N 11TH ST  
MCALLEN TX 78501

S2950-00-000-0265-25 ( 281349)  
SERIES 3-RENTALS  
A SERIES OF BENEFICIUM SERIES LLC  
PO BOX 1886  
MISSION TX 78573

S2950-00-000-0265-30 ( 281351)  
BENAVIDES ROMULO & YOLANDA L  
2608 N SHARY RD  
MISSION TX 78574

S2950-00-000-0265-35 ( 281353)  
RAMON ALBERT & GUADALUPE  
2606 N SHARY RD  
MISSION TX 78574

T5300-00-000-0006-00 ( 304335)  
LOPEZ JUAN ANTONIO & LAURA D  
2411 SYCAMORE AVE  
MISSION TX 78574

T5300-00-00A-0000-08 ( 304433)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

C1310-00-000-0001-00 ( 683649)  
REYES CLAUDIA A AND GABRIEL ORT  
2329 E 25TH ST  
MISSION TX 78574

C1310-00-000-0002-00 ( 683652)  
GARCIA JOSE E & BELINDA  
2327 E 25TH ST  
MISSION TX 78574

C1310-00-000-0069-00 ( 683719)  
PHAN JUSTINDAT M  
2328 E 25TH ST  
MISSION TX 78574

C1310-00-000-0070-00 ( 683720)  
TREVINO ALAN KALEB VILLARREAL  
111 S MOCKINGBIRD AVE  
MISSION TX 78572-2289

T1047-00-000-0018-00 ( 727254)  
CAVAZOS HUGO JAIR & MARGARITA G DE  
2500 E 25TH ST  
MISSION TX 78574

T1047-00-000-0019-00 ( 727255)  
ZUNIGA SAMUEL GARZA & TANYA MENARD  
2503 HARMONY CT  
MISSION TX 78572

T1047-00-000-0020-00 ( 727256)  
CONFIDENTIAL  
2505 HARMONY CT  
MISSION TX 78574

T1047-00-000-0021-00 ( 727257)  
CEPEDA ERIK & CLAUDIA  
2507 HARMONY CT  
MISSION TX 78574

T1047-00-000-0022-00 ( 727258)  
DAVILA MAGDALENA & RAMON E  
2509 HARMONY CT  
MISSION TX 78574

T1730-00-000-0001-00 ( 1473450)  
TERRABLAE LLC  
2605 N SHARY RD  
MISSION, TX 78574-3221