

ITEM# 1.5

REZONING:

A 3.91 acre tract of land out of Porcion 58,
and being out of Lot 124, of the Amended
map of John H. Shary Subdivision
PUD(AO-I) to PUD(R-1)
Carlos Andrade

REVIEW DATA

The subject site is located along the South side of Mile 2 South Road approximately 150' West of Shary Road.

SURROUNDING ZONES:

N:	PUD	– Planned Unit Development
E:	PUD & C-2	– Planned Unit Development & Neighborhood Commercial
W:	PUD	– Planned Unit Development
S:	PUD	– Planned Unit Development

EXISTING LAND USES:

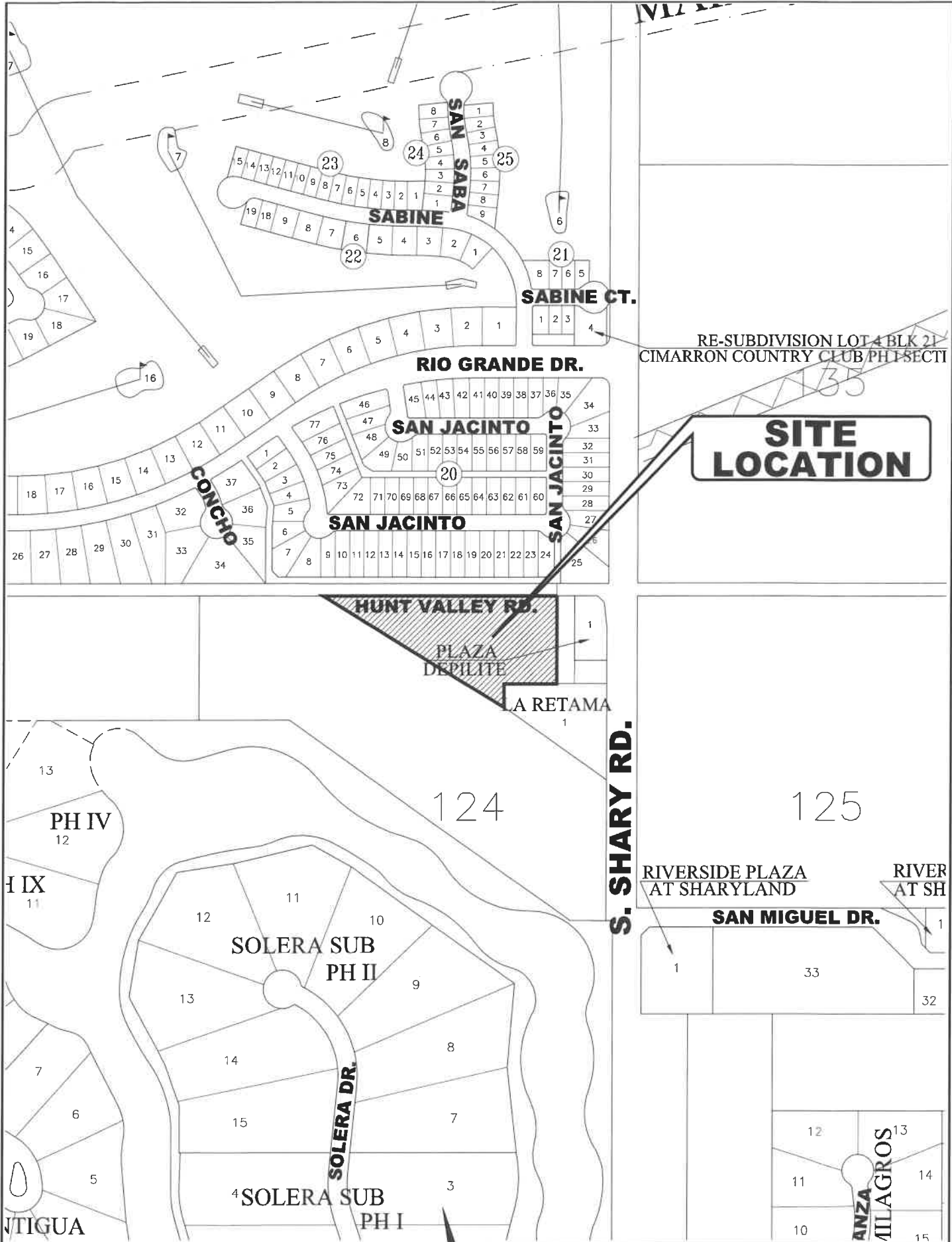
N:	Residential Homes
E:	Commercial Plaza
W:	Vacant
S:	Vacant
Site:	Vacant

FLUM:

Low Density Residential (LD)

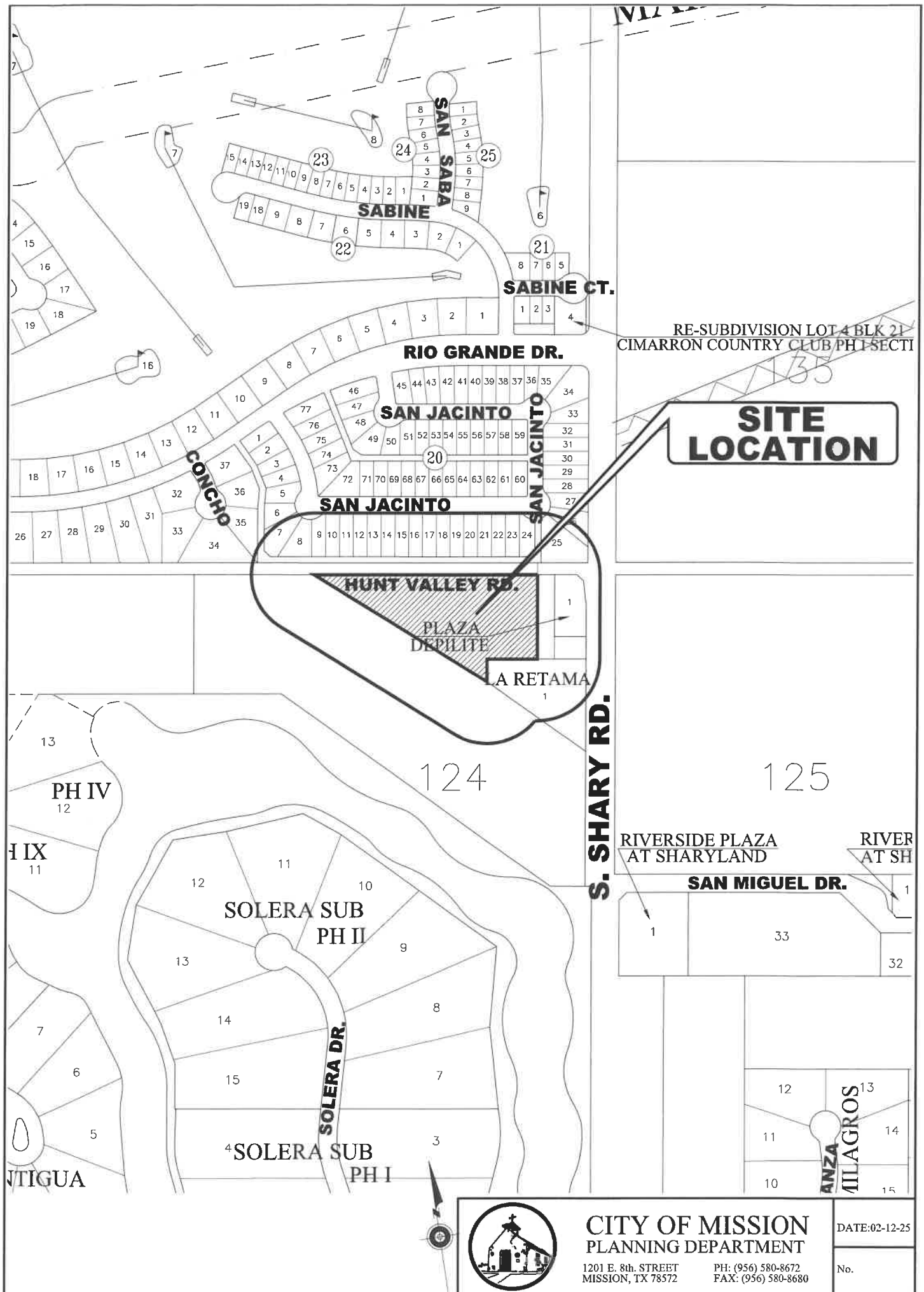
REVIEW COMMENTS: The proposed zoning complies with the City's Future Land Use Map, and surrounding land uses. The LD designation classification includes single family residential homes, which is consistent with the applicant's proposal. Staff mailed out 26 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



**CITY OF MISSION
PLANNING DEPARTMENT**
1201 E. 8th. STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE:02-12-25
No.



RE-SUBDIVISION LOT 4 BLK 21
CIMARRON COUNTRY CLUB PH I SECT

**SITE
LOCATION**

S. SHARY RD.

RIVERSIDE PLAZA
AT SHARYLAND

RIVER
AT SH

SAN MIGUEL DR.

**ANZA
MILAGROS**



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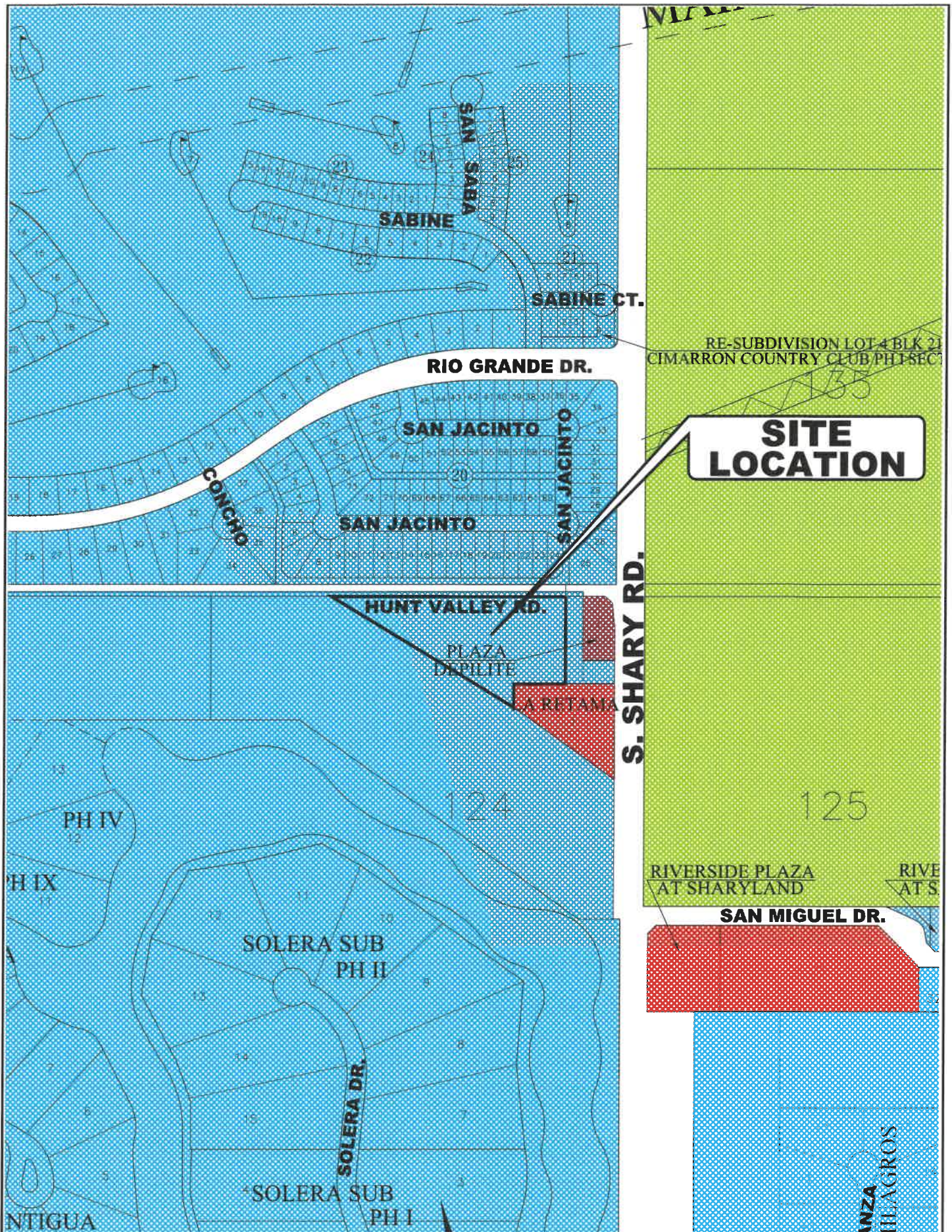
No.



**LOCATION
SITE**

S. SHARY RD.





ZONING BASE MAP



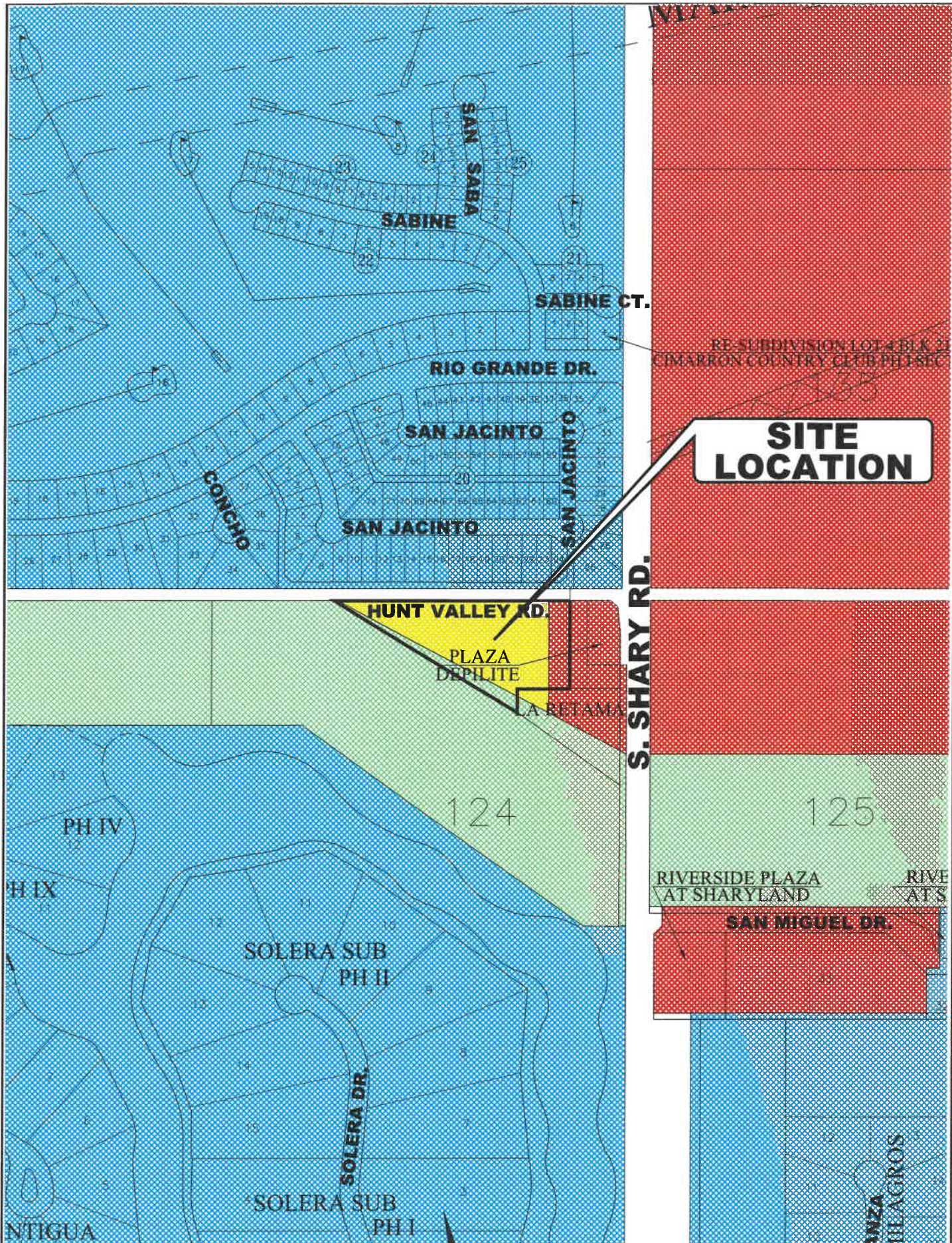
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FUTURE LAND USE MAP



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DATE:02-12-25

No.

C4440-04-020-0007-01 (135718)
NAVARRO ESTEBAN & CARLOS ANTONIO
3300 SANTA RITA
MISSION TX 78572

C4440-04-020-0008-01 (135719)
GOMEZ EDUARDO ARNOLDO VIDALES
COL HACIENDA DEL JOFRE 157
QUERETARO 76230
MEXICO

C4440-04-020-0009-01 (135720)
LOPEZ DONATO & GLORIA I
119 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0010-01 (135721)
LOPEZ DONATO & GLORIA I
119 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0011-01 (135722)
LOZANO LARRISA
121 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0012-01 (135723)
REZA HUGO & MARIA D CHAPA
601 RIO GRANDE DR
MISSION TX 78572

C4440-04-020-0013-01 (135724)
SANCHEZ MILAGROS FERNANDEZ &
OSCAR ALAN VALDEZ ZAMORA
3711 N 10TH ST STE 112
MCALLEN TX 78501

C4440-04-020-0014-01 (135725)
BENA FUTURE LLC
23726 LEGEND CREST
SAN ANTONIO TX 78260

C4440-04-020-0015-01 (135726)
AGUINAGA MARIA M
129 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0016-01 (135727)
GEORGE SATHIYARAJ
2607 SOLERA DR
MISSION TX 78572

C4440-04-020-0017-01 (135728)
LONGORIA ALEJANDRO
133 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0018-01 (135729)
GUTIERREZ JAIME
135 SAN JACINTO
MISSION TX 78572

C4440-04-020-0019-01 (135730)
BARRERA HECTOR J ETAL
137 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0020-01 (135731)
SOSA EDGAR N & LORIS MARIA
139 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0021-01 (135732)
ANZALDUA MARIA DEL REFUGIO &
HUMERTO MUNGUIA GONZ
141 SAN JACINTO
MISSION TX 78572

C4440-04-020-0022-01 (135733)
BARRERA HECTOR J & CAROLINA
137 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0023-01 (135734)
GUERRA JORGE O
145 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0024-01 (135735)
CORTEZ GABRIEL JR & MYRIAM M TREX
147 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0025-01 (135736)
MARTINEZ JESUS
201 SAN JACINTO ST
MISSION TX 78572

C4440-04-020-0026-01 (135737)
JEREZ LUIS ENRIQUE GUEVARA
3105 SAN GABRIEL ST
MISSION TX 78572

S2950-00-000-0124-00 (280793)
ROJAS JOSE DE JESUS & GUADALUPE
5510 S 27TH ST
MCALLEN TX 78503

S2950-00-000-0124-10 (280794)
RODRIGUEZ ALMA TORRES
1704 SUNRISE LANE
PALMHURST TX 78573

S2950-00-000-0124-20 (644467)
ANKLE STEEL USA LLC
ATTN CARLOS A DIAZ
4512 BEN HOGAN AVE
MCALLEN TX 78503

S2950-00-000-0123-05 (702766)
HIDALGO COUNTY DRAINAGE DIST NO.
902 N DOOLITTLE RD
EDINBURG TX 78542

P7421-00-000-0001-00 (727157)
GLO PROP LLC
PO BOX 663
HIDALGO TX 78557

L1851-00-000-0001-00 (959235)
RETAMA INVESTMENTS LLC
2112 S SHARY RD STE 28
MISSION TX 78572