

ITEM# 1.4

REZONING:

Being a 3.01 acre tract of land out of and forming a
Part or portion of Lots 184 and 194,
John H. Shary Subdivision
AO-I to C-3
Dragonfly 6265, LLC

REVIEW DATA

The subject site is located approximately 400' North of East 1st Street on the West side of North Shary Road – see vicinity map.

SURROUNDING ZONES:

N:	C-3	– General Commercial
E:	C-3	– General Commercial
W:	AO-I	– Agricultural Open Interim
S:	C-3	– General Commercial

EXISTING LAND USES:

N:	Commercial
E:	Commercial
W:	Twin Lakes RV Park
S:	Commercial
Site:	Recreational Vehicles (Twin Lakes)

FLUM:

General Commercial (GC)

REVIEW COMMENTS: Since the property is along a major thoroughfare and is consistent with the existing land uses staff is receptive to the request.

RECOMMENDATION: Staff is recommending Approval.

**SITE
LOCATION**

SHARY RD. (F.M. 494)

RUBY RED BLVD.



S2950-00-000-0184-02 (280957)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0184-17 (346138)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0194-05 (281053)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0194-10 (281054)
ELIZONDO DOLLY L
305 N SHARY RD
MISSION TX 78572

S2950-00-000-0194-15 (281055)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

T9100-02-000-0001-00 (514708)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

G9955-00-000-0001-00 (716978)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

M1455-00-000-0001-00 (711991)
DEERFIELD ACQUISITION GROUP LLC
305 N SHARY RD
MISSION TX 78572

H0652-00-000-0001-00 (729298)
HAIDAR PROPERTIES LTD
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577

S4660-00-000-0001-00 (730399)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

E4397-01-000-0001-00 (20829990)
SARAM DEVELOPMENT LLC
300 N SHARY RD
MISSION TX 78572

S2950-00-000-0184-43 (1179904)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

N6761-00-001-0004-00 (1236067)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0005-00 (1236070)
VIA REAL ESTATE LLC
13105 DOVER AVE
LUBBOCK TX 79424

S7035-00-000-0001-00 (1236061)
GUERRERO JUAN DAVID & DARIELA G
JESUS ARMANDO GUERRERO
960 FALL CRK
GRAPEVINE TX 76051