

**Started: 5:31 p.m.**

**Ended: 5:35 p.m.**

**Item #1.1**

**Rezoning:**

**Tract 1: A 9.00 acre tract of land, more or less,  
out of Lot 236, John H. Shary Subdivision  
&**

**Tract 2: A 1.000 acre tract of land, more or less,  
out of Lot 236, John H. Shary Subdivision  
AO-I to R-1  
Elite Development 786, LLC  
c/o M2 Engineering, PLLC**

Ms. De Luna went over the write-up stating the subject site is located ¼ mile South of E. Griffin Parkway (F.M. 495) along the West side of Taylor Road.

**SURROUNDING ZONES:**

N: R-3 – Multi-Family Residential  
E: – City of McAllen  
W: R-1 – Single Family Residential  
S: R-1 – Single Family Residential

**EXISTING LAND USES:**

N: Taylor Senior Village  
E: City of McAllen  
W: Residential  
S: Residential  
Site: Vacant

**FLUM:**

Low Density Residential (LD)

**REVIEW COMMENTS:** This 10-acre tract is mostly surrounded by Single Family Residential with the exception of the Taylor Senior Village. P&Z may recall seeing this 10-acre tract for R-3 (Multi-Family Residential) & R-1T (Townhouses) within the past year. However, due to the substantial amount of opposition from the surrounding property owners the applicant withdrew the request before it had the opportunity to be considered by the City Council. The applicant now wishes to rezone this property to R-1 (Single Family Residential). Staff notes that the proposed request is consistent with the Future Land Use Map and surrounding land uses, which reflects that R-1 remained the best compatible use for the neighborhood.

**RECOMMENDATION:** Approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the rezoning. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.