

**Started: 6:09 p.m.**

**Ended: 6:21 p.m.**

**Item #1.4**

**Rezoning:**

**A 1.000 acre tract of land, more or less,  
out of Lot 236, John H. Shary Subdivision  
AO-I to R-1T  
Elite Development 786, LLC**

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: AO-I – Agricultural Open Interim  
E: AO-I – Agricultural Open Interim &  
City of McAllen  
W: AO-I – Agricultural Open Interim  
S: R-1 – Single Family Residential

**EXISTING LAND USES:**

N: Vacant  
E: Single Family Home  
W: Vacant  
S: Single Family Home  
Site: Vacant

**FLUM:**

Low Density Residential (LD)

**REVIEW COMMENTS:** The 1 acre is mostly surrounded by Single Family Residences with the exception of the Taylor Senior Village. P&Z may recall seeing a 10-acre tract that included this property before for an R-3 (Multi-family residential) zone in November 16, 2022. Due to the significant amount of opposition from the surrounding property owners this item was denied.

Staff notes that this is a new applicant and the request before the Board is to consider this tract for Townhomes. The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Staff also notes that there are not too many areas designated as Moderate Density Residential which is the zone for Townhomes. This area is designed for single family homes; however, it is not uncommon to see townhomes in between residential subdivisions just like Shary Gardens Subdivision, and Mission Manor. A similar request for R-1T was approved on September 27, 2001 by the City Council for an 8-acre tract further north on Taylor just south of E. 28<sup>th</sup> Street.

On June 22, 2023 staff received a petition from surrounding property owners reflecting 75% in opposition to this request. The concerns voiced are regarding the proposed change is not consistent to the 2010 Future Land Use Map that was adopted by the City Council in which they designate this area as Single Family Residential.

**RECOMMENDATION:** Based on the significant amount of opposition staff is seeking direction.

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

Mrs. Dolores Ueckert who resides at 2601 E. 20<sup>th</sup> Street stated she was opposed to the request. Her main concerns were more people, loss of privacy, crimes, noise, traffic, and a negative impact for the community.

Mrs. Zeneth Perez who resides at 2603 E. 20<sup>th</sup> Street stated she was opposed to the request. Her main concerns were noise, privacy and traffic.

Mr. Rey Hernandez who resides at 2705 E. 20<sup>th</sup> Street stated he was opposed to the request. His main concerns were the applicant's name not being the same as the owner on the appraisal.

Mr. Erick Ramirez who resides at 2707 E. 20<sup>th</sup> Street stated he was opposed to the request.

Mr. Mario Reyna the engineer from Melden & Hunt was present to represent the applicant. He stated this would be a gated community with a masonry fence. He added no lots would be backing up to the subdivision.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Alaniz asked how many units were being proposed.

Ms. De Luna stated it would be 100.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the deny the rezoning. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.