

Started: 6:21 p.m.

Ended: 6:31 p.m.

Item #1.5

**Rezoning: A 9.000 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:	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:	Single Family Home
S:	Single Family Home
Site:	Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The 9 acres are mostly surrounded by Single Family Residences with the exception of the Taylor Senior Village. P&Z may recall seeing the entire 10-acre tract 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 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. 28th Street. If the request is approved, the applicant is proposing to do a subdivision with 100 R-1T lots.

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. opposition to this request.

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.

Mr. William Ueckert who resides at 2601 E. 20th Street stated he was opposed to the request. His main concerns were the lot sizes, excessive amounts of units, the 0' rear setback and privacy.

Mrs. Norma Perez who resides at 2603 E. 20th Street stated she was opposed to the request.

Mrs. Asencion who resides at 2707 E. 20th Street stated he was opposed to the request. His main concerns were traffic and property taxes.

Mr. Raul Zarate who resides at 2413 E. 20th Street stated he was opposed to the request.

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

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