



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 11, 2021- 4:00 P.M.
Edinburg City Hall
415 West University Drive
Edinburg, Texas 78539
AGENDA**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. MEETING PROCEDURES

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the items are generally considered as they appear on the agenda. As each item is introduced
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

4. ABSENCES

- A. Consider Excusing the Absence of Chairperson Joe Ochoa from the April 13, 2021 Regular Meeting
- B. Consider Excusing the Absence of Commission Member Becky Hesbrook-Garcia from the April 13, 2021 Regular Meeting

5. **MINUTES**

- A. Consider approval of the Minutes for the April 13, 2021 Regular Meeting

6. **PUBLIC COMMENTS**

- A. If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

7. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Special Use Permit for On Premise Consumption of Alcoholic Beverages for Late Hours, being Lot 4, Amended Plat of Jackson Corner, located at 2236 West Trenton Road, as requested by Ezequiel Ortiz
- B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 2.210 acres out of Lot 29, Kelly-Pharr Subdivision, located at 400 East Wisconsin Road, as requested by Melden & Hunt Inc.
- C. Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses To Auto Urban Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Neighborhood Conservation 7.1 (NC 7.1) District, being a 5.50 acre tract of land out of Lots 1 and 3, Engleman's Subdivision of Lot 10, Section 278, of Texas-Mexican Railway Company's Survey, located at 4124 W. Freddy Gonzalez Drive, as requested by SAMES Engineering
- D. Hold Public Hearing and Consider the Rezoning Request from Auto Urban Residential (AU) District to Industrial (I) District, being (Tract 1) 34.5 acre tract of land, more or less, out of the Northwest corner of Block 24, East Retama Subdivision and (Tract 2) 12.52 acres, more or less, out of the Northwest corner of Block 24, East Retama Subdivision, located at 4221 North Seminary Road, as requested by Val Vista Grid, LLC.
- E. Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being 17.979 acre tract of land, being out of the East ½ of Lot 54, Kelly Pharr Subdivision, located at 801 West Alberta Road, as requested by Matias Reyna
- F. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Urban Uses to General Commercial Uses and the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, being Lots 11 & 12, Block 13, Country Club Place Subdivision, located at 1523 South 12th Avenue, as requested by Cesar Chapa

- G. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company's Survey, located at 1001 North McColl Road, as requested by Melden & Hunt, Inc.
- H. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Being Lot 6, Cibolo Estates, located at 12507 Bail Bond Drive, as requested by Andres Reyes Jr.

8. **CONSENT AGENDA**

- A. Consider the Final Plat of Feathered Haven Subdivision, being a 8.508 acre tract of land out of Lot 57, Kelly-Pharr Subdivision, situated in the City of Edinburg, as per map records, Hidalgo County Texas, located at 5215 South Sugar Road, as requested by Hinojosa Engineering
- B. Consider the Preliminary plat of Woodland Estates, being a 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company Survey, located at 1001 North McColl Road, as requested by Melden and Hunt
- C. Consider the Preliminary plat of The Heights of Wisconsin, Phase III Subdivision, an 18.008 gross acre tract of land, being 13.08 Acres out of Lots 5,6 and 7, and 5.00 acres out of Lot 8, Jas. I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by BIG Engineering
- D. Consider the Preliminary plat of Fresno Heights Subdivision, being a Tract of Land containing 5.50 acres' gross, 5.36 Acre Net Tract of Land more or less, situated in the City of Edinburg, Hidalgo County, Texas being a part of Lot 1, Engelmann's Subdivision of lot 10, Section 278, Texas-Mexican Railway Company's Subdivision, located at 4124 West Freddy Gonzalez Drive, as requested by SAMES Engineering
- E. Consider the Preliminary plat of Sugar Mill Estates Subdivision, being a subdivision of 19.641 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part of or portion out of lots 7 and 8, Texas-Mexican Railway Company's Survey, located at 1700 North Sugar Road, as requested by Melden and Hunt, Inc.
- F. Consider the Preliminary plat of Mariterry Estates Subdivision, being the North 6.00 Acres out of the South 12.00 acres of the East ½ of Lot 9, Texas-Mexican Railway Company's Survey, situated in the City of Edinburg, Hidalgo County, Texas, located at 1801 South Mon Mack Road, as requested by MAS Engineering

9. **INFORMATION**

- A. City Commission Actions: April 20, 2021 and May 4, 2021

10. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours. This notice was posted on May 7, 2021 at 5:00 P.M.

Nikki Marie Cavazos, Planner I
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.