



PLANNING AND ZONING COMMISSION

REGULAR MEETING

JUNE 8, 2021 - 04:00 PM

**CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78541**

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. MINUTES

A. Consider approval of the Minutes for the May 11, 2021 Regular Meeting

5. **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.

6. **PUBLIC HEARINGS**

A. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being a 5.60 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision, a requested by Alpha Maverick, LLC.

B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being 0.758 of an acre out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey, located at 5506 W. Chapin Road, as requested by Mitzi Hernandez

C. Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being Lot 56, Villa Del Mundo Subdivision, located at 1012 East Palm Circle, as requested by Norma Solis

D. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 60, Amended Iowa Estates, Located at 2310 East Iowa Road, as requested by Pearl D. Katz

E. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, being a 23.04 acre tract of land out of Lot 46, Baker's Subdivision, located at 804 Amber Lane, as requested by Quintanilla Headley & Associates

F. 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 8.714 acres out of Lot 21, Kelly-Pharr Subdivision, as requested by Melden & Hunt, Inc.

7. **SUBDIVISION (VARIANCE)**

A. Consider Variance Request to the Unified Development Code, Article 7- Plat and Site Plan Design, being a 0.50 of an acre tract of land out of Lot 9, Section 278, Texas-Mexican Railway Company's Survey Subdivision, as recorded in Volume 24, Pages 168-171, Deed Records, Hidalgo County, Texas, located at 3618 W. Freddy Gonzalez Drive, as requested by Dr. & Mrs. Adalberto Garza

8. CONSENT AGENDA

- A. Consider the Final Plat of Los Lagos Phase V Subdivision- 'A', being a tract of land out of Lots 1 and 10, Swearengen Tract, Hidalgo County, Texas According to the map recorded in Volume 2, Page 26, Map records in the office of the county clerk of Hidalgo County Texas, as requested by Rio Delta Engineering
- B. Consider the Re-Plat of Lots 9 & 10, Newcastle Estates Subdivision, being a 0.31 acre tract of Land out of Lots 9 & 10, Newcastle Estates Subdivision, as per map or plat thereof recorded in Volume 48, Page 37, Map Records of Hidalgo County, Texas, located at 605 S. Excalibur Street, as requested by HGL Plan Review Services
- C. Consider the Preliminary Plat of Acme Estates Subdivision, being a 7.434 acre tract of land out of Lot 5, Section 239, Texas-Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas, located at 1825 Rogers Road, as requested by Melden and Hunt, Inc.
- D. Consider the Preliminary Plat of La Marquese Subdivision, being a 20.00 acre tract of land out of Lot 15, Block 52, Alamo Land and Sugar Company Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, located at 4701 E. Owassa Road, as requested by Melden & Hunt, Inc.
- E. Consider the Preliminary Plat of Monarco Estates Subdivision, being a 37.576 acre tract of land out of Lot 16, Block 53, Alamo Land and Sugar Company Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, located at 5800 E. Owassa Road, as requested by Melden & Hunt, Inc.
- F. Consider the Preliminary Plat of Canton Heights No. 3 Subdivision, being a 5.60 acre tract of land out of Lot 4, Block 1, John Closner Et al Subdivision, as per map or plat thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas, located at 2000 E. Canton Road, as requested by Supreme Engineering

9. DIRECTOR'S REPORT

10. ADJOURNMENT

I hereby certify that this notice of a Planning and Zoning Commission meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on June 4, 2021 at 5:00 P.M.

By: 

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.