



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JULY 13, 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 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 closes 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 June 8, 2021 Regular Meeting

5. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, being a 35.69 acre tract of land out of Lot 9, Section 239, Texas-Mexican Railway Company's Survey, located at 920 West Rogers Road, as requested by Rio Delta Engineering
- 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 19.934 acres out of Lot 13, Section 238, Texas-Mexican Railway Company's Survey, located at 5101 West Schunior Road, as requested by Melden & Hunt, Inc.
- C. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 0.54 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company's Survey, located at 3331 North Jasman Road, as requested by Juan Lopez
- D. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 1.20 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company's Survey, located at 3331 North Jasman Road, as requested by Juan & Sandra Lopez
- E. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 12, Block 199, Edinburg Original Townsite, located at 1101 East McIntyre Street, as requested by Fabiola & Mauricio Cervantes
- F. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 7, Block 156, Edinburg Original Townsite, located at 401 North 21st Avenue, as requested by RT Homes, LLC.
- G. Hold Public Hearing and Consider the Renewal of the Special Use Permit for Consumption of Alcoholic Beverages for Late Hours, being Lot 3, Tru Subdivision, located at 403 West Trenton Road, Suites 2B-4B, as requested by TCHBEVCD, LLC. dba Texas Card House

6. **CONSENT AGENDA**

- A. Consider the Final Plat for The Gardens at Lake James Subdivision, being a 14.00 acre tract of land out of Lot 2, Block 2, Steele & Pershing Subdivision, as per map or plat thereof recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas, located at 3200 South McColl Road, as requested by Rio Delta Engineering, Inc.
- B. Consider the Final Plat for Ingle Springs Subdivision, being a 20.00 acre tract of land out of Lots 5 & 6, Block 23, Santa Cruz Gardens Unit No. 2 Subdivision, as per map or plat thereof recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas, located at 4020 East Ingle Road, as requested by Quintanilla, Headley and Associates, Inc.
- C. Consider the Final Amended Plat of Union Square Apartments, being a 37.464 acre tract of land out of Union Square Apartments, as per map or plat thereof recorded in Instrument No. 3135087, Map Records of Hidalgo County, Texas, located at 2360 North Sugar Road, as requested by Melden & Hunt, Inc.

7. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code as follows: 1) Article 8 Streets, Utility, and Drainage, Division 8.200 - Streets, Sidewalks and Trails, Section 8.204 – Street Standard, for Woodlands Estates Subdivision, being a 31.24 acre tract of land out of Lot 7, Section 237, Texas-Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12 of Map Records of Hidalgo County, Texas, as requested by Melden and Hunt, Inc.
- B. Consider Variance Request to the City's Unified Development Code as follows: 1) Article 8 Streets, Utility, and Drainage, Division 8.200 - Streets, Sidewalks and Trails, Section 8.204 – Street Standard, for Sugar Mill Subdivision, being a 19.64 acre tract of land out of Lot 11, Block 53, Alamo Land and Sugar Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26 of the Map Records of Hidalgo County, Texas, as requested by Melden and Hunt, Inc.

8. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Devon Estates Subdivision, being a 21.63 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, as per map or plat thereof recorded in Volume 21, Page 598, Map Records of Hidalgo County, Texas, located at 3207 South Jackson Road, as requested by Quintanilla, Headley and Associates, Inc.

9. **DIRECTOR'S REPORT**

- A. City Council Actions: June 15, 2021 & July 6, 2021
- B. Unified Development Code Update

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, at 4:45 P.M. on this 9th day of July, 2021.



---

Nikki Marie Cavazos  
Planner I