



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 10, 2021 - 4:00 P.M.  
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 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. **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](mailto: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.

5. **MINUTES**

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

6. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider Ordinance amending the Unified Development Code (UDC), Appointment, Term, and Removal relating to Decision-Making and Advisory Bodies as set forth by UDC Article 13, Sections 13.402(B), 13.502(B), and 13.602(B).
- B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Office Business Park uses to Auto Urban uses and the Rezoning Request from Commercial General (CG) District to Auto Urban (AU) District, being a tract containing 24.41 acres, more or less, being part or portion of Lots 1 & 2, Lomas y Lagos Subdivision, located at 420 State Highway 336, as requested by Joseph Holland
- C. 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 18.984 acres out of Lot 14, Section 238, Texas-Mexican Railway Company's Survey, located at 4701 West Schunior Street, as requested by Melden & Hunt
- D. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being a 0.48 of an acre tract, being the North 150 ft. of the South 558.70 ft. of the East 140 ft. of West 180 ft. of Lot 26, Kelly-Pharr Subdivision, located at 3712 South Sugar Road, as requested by Hiram Ortega Dominguez
- E. Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 9.3 acres out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey, located at 3117 North Roegiers Road, as requested by Javier Vento
- F. Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 44.44 acres, more or less, out of Lot 2, Block 1, John Closner, et al. Subdivision, and Lots 7 & 8, Swearengen Tract, located at 2710 Los Lagos Drive, as requested by Eduardo Lopez

7. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Azaleas Estates Subdivision, being a 30.0 acre tract consisting of all of Lots 20, 21, and 22, Caledonian Estates, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 3700 Curry Road, as requested by Salinas Engineering & Associates
- B. Consider the Preliminary Plat of Bellawood Phase III Subdivision, being a 10.43 acre tract and a portion of Lots 11 & 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision Unit No. 2, as per map or plat thereof recorded in Volume 8, Page 28, Map Records of Hidalgo County, Texas, located at 5001 Benito A. Ramirez Road, as requested by R.E. Garcia & Associates
- C. Consider the Preliminary Plat of Los Lagos Phase VII - A Subdivision, being a 14.83 acre tract consisting of all of Lot 2, Block 1, John Closner et al. Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearngen Tract, in Hidalgo County, Texas, recorded in Volume 2, Page 26, Map Records of Hidalgo County, Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering
- D. Consider the Preliminary Plat of Los Lagos Phase VII - B Subdivision, being a 29.60 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearngen Tract, in Hidalgo County, Texas recorded in Volume 2, page 26, Map Records of Hidalgo County, Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering
- E. Consider the Preliminary Plat of Solano Subdivision, being a 35.69 acre tract out of Lot 9, 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 900 West Rogers Road, as requested by Rio Delta Engineering & Associates
- F. Consider the Preliminary Plat of Tower Crossing Subdivision, being a 20.0 acre tract of land consisting of the north 20 Acres of Lots 11, Block, Alamo Land & Sugar Subdivision, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 4200 Block of Curry Road, as requested by Alfonso Quintanilla

8. **SUBDIVISION - VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code as follows: **1.)** Section 7.404 (B) Blocks, Block Length, **2.)** Section 7.405 (B) Lots, Required lot frontage, and **3.)** Section 7.403 (C) Streets, Access Solano Subdivision, a single family residential development, being 35.69 acres out of Lot 9, Section 239 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 900 West Rogers Road as requested by Rio Delta Engineering

- B. Consider Variance Request to the City's Unified Development Code (UDC) as follows: 1) Section 8.204, Street Standards., and 2) Section 8.203, Functional Classification (Sidewalks), Tower Crossing Subdivision, a single family residential development, being 20.00 acres out of Lot 11, Block 53, Alamo Land & Sugar Company's Subdivision in Hidalgo County, Texas, located at the Southeast corner of South Tower Road and East Alberta Road, as requested by Quintanilla, Headley and Associates, Inc.
- C. Consider Variance Request to the City's Unified Development Code as follows: **1.)** Section 3.303 Multi-Family, Lot Width and **2.)** Section 3.303 Multi-Family, Lot Area. Sugar Mill Estates Subdivision, a multi-family residential development, being 19.64 acres out of Lots 7 & 8, Section 242, Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 1700 North Sugar Road, as requested by Melden and Hunt, Inc.
- D. Consider Variance Request to the City's Unified Development Code as follows: **1.)** Section 3.303 Multi-Family, Lot Width and **2.)** Section 3.303 Multi-Family, Lot Area. Woodlands Estates Subdivision, a multi-family residential development, being 31.12 acres out of Lot 14, Section 237 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 901 North McColl Road (FM 2061), as requested by Melden and Hunt Inc.

9. **DIRECTOR'S REPORT**

- A. City Council Actions: July 20, 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 5:00 P.M. on this 6th day of August, 2021.

*Alejandra Gonzalez*

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Alejandra Gonzalez, Administrative Assistant  
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.**