



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

**JANUARY 12, 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 & 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. Consider Excusing the Absence of Commission Member Carlos Jasso from the December 8, 2020 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](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.

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**6. PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 16.78 acre tract of land out of the East half of Lot 15, Block 55, and a 16.80 acre tract of land out of the West half of Lot 15 Block 55, Alamo Land and Sugar Company's Subdivision, Located North of Trenton Road, approximately 3,500 feet East of South Raul Longoria Road, As Requested by Robert B. Gastel
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 0.560 of one acre out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey, Located on the East side of North Depot Road, approximately 135 feet South of Chapin Road, As Requested by Raymond Shawn Luna
- C. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District, Being 5.81 acres out of Lot 8, Kelly-Pharr Subdivision, an addition to the City of Edinburg, Located at the Northwest corner of Sugar Road and West Canton Road, As Requested by Benjamin Bujanda M.D.
- D. Consider the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, Being .50 of an acre out of certain 2.00 acre tract of the West 5.00 acres of the South ½ of Lot 13, Section 276, Texas-Mexican Railway Company's Survey, Located on the East Side of Monmack Road, Approximately 330 feet North of Sprague Road, As Requested by Michael Cantu
- E. Consider The Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, Being a 6.00 acre tract of land out of Lot 59, Kelly-Pharr Subdivision, Located on the South Side of Alberta Road, Approximately 500 feet West of Shalom Drive, As Requested by Patrick Costello

**9. SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a tract of land containing 2.263 acres, Being a part or portion out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey Subdivision, Located on the East side of N. McColl Road approximately 800 feet North of Shunior Road, As Requested by Mrs. Ofelia C. Martinez
- B. Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a 0.50 of acre tract of land being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, Located at 3504 Russell Road, As Requested by Mrs. Rosio Espiritu Carr
- C. Consider Variance Request to the City's Unified Development Code to Article 7- Plat and Site Plan Design- Section 7.404 Blocks, Pearl Estates Subdivision, a 10.00- acres tract of land out of Lot 7, Section 239, Texas-Mexican Railway Company Survey, located on the North side of Rogers Road and West of Gayle Road, As Requested by HLG, Plan Review Services.



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**10. CONSENT AGENDA**

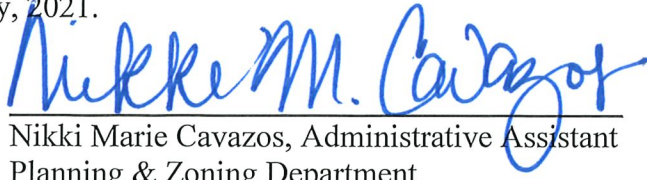
- A. Preliminary Plat Approval of Amended Union Square Apartments Subdivision, Being 37.464 acres out of Union Square Apartments, City of Edinburg, Hidalgo County Texas, Located at the Northwest corner of Sugar Road and Russell Road, As Requested by Melden and Hunt, Inc.
- B. Preliminary Plat Approval of Border Town Phase 3 Subdivision, Being a 66.75 acres tract of land, more or less being out of and forming a part or portion of Lots 13 & 14, Block 70, Engelman re-subdivision, Located North of FM 2812 between Brushline Road and North 3<sup>rd</sup> Street, As Requested by Rio Delta Engineering
- C. Preliminary Plat Approval of Oakhill at Villanueva Estates Phase 2 Subdivision, Being 13.564 acres out of Lot 9, Section 233, Texas-Mexican Railway Company Survey, Located along the West side of Hoehn Road, approximately 826 feet south of Chapin Road, As Requested by Melden and Hunt, Inc.
- D. Final Plat Approval of Santa Cruz Section I, Phase IV-1 Subdivision, Being a 16.502 acres out of Lot 1, La Sienna Development, Volume 53, Page 124. H.C.M.R, Located on the South side of Santa Fe Street and Santa Cruz Street, As Requested by Melden and Hunt, Inc.
- E. Final Plat Approval of Pueblo de Palmas Phase 24 Subdivision, Being a resubdivision of 22.227 acres crossing of 5.125 acres out of Lot 24, 7.501 acres out of Lot 25, 6.117 acres out of Lot 27, 3.484 acres out of Lot 29, Amended Map of Santa Cruz Gardens Unit No. 2, Located on Cesar Chavez and Alamo Road, As Requested by Melden and Hunt, Inc.
- F. Final Plat Approval of Silver Heights Subdivision, Being the South 10.00 acre tract of land out of Lot 11, Block 1, John Closner Subdivision out of Porciones 71 and 72, Hidalgo County, Texas, Located on the east side of Raul Longoria (FM 1426), approximately 1,038 feet south of Trenton Road, As Requested by M2 Engineering, PLLC.
- G. Final Plat Approval of The Heights on Wisconsin Phase 2 Subdivision, Being a 12.82 acre tract of land being 7.727 acres of Lot 1, and 5.093 acres out of Lot 2, Jas. I Lavelle resubdivision, Located on the South side of East Wisconsin Road, approximately 300 feet east of South Veterans Boulevard, As Requested by Barrera Infrastructure Group, Inc.

**11. INFORMATION**

- A. City Commission Actions: December 15, 2020

**12. 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 5:15 P.M. on this 8<sup>th</sup> day of January, 2021.

  
Nikki Marie Cavazos, 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.