



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 8, 2020 – 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 Chairman Joe Ochoa from the November 10, 2020 Regular Meeting

5. Consider Excusing the Absence of Commission Member Becky Hesbrook- Garcia from the November 10, 2020 Regular Meeting

6. Consider approval of the Minutes for the November 10, 2020 Regular Meeting.

7. 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.

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8. PUBLIC HEARINGS

- A. Consider the Special Use Permit for On Premise Consumption for Late Hours, being Lots 1, 11 and 12, Block 100, Edinburg Original Townsite, located at 720 North Closner Boulevard, As Requested by Eliza Aguirre Rangel
- B. Consider Variance to the City's Unified Development Code Article 12, Section 12.301 (B5C) On-Premise Signs, Free Standing Sign, being Lots 2 and 3 Cibolo Estates, located at 12409 North Bail Bond Drive, As Requested by Datatronic Control, Inc.
- C. Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, being Lot 26, Bar Unit No. 6, located on the north side of West Efrain Street, approximately 125 Feet east of Pablo Street, As Requested by Noe Garza
- D. Consider the Rezoning Request from Commercial General (CG) District to Industrial (I) District, being Lot 1, In Memory of Monica Subdivision, located at 1700 East Cibolo Road, As Requested by Jose Velez
- E. Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 2.263 acres out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located on the east side of North McColl Road, approximately 800 Feet north of Schunior Road, As Requested by Ofelia Martinez
- F. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial Neighborhood (CN) District, being Lot 1, Trenton Terrace Subdivision, located on the west side of South Veterans Boulevard, approximately 200 feet north of Leticia Street, As Requested by Sam A. Gomez
- G. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial Neighborhood (CN) District, being Lot 6, Strong Subdivision, located at 3116 South Jackson Road, As Requested by Daniel and Irma Torres
- H. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District, being 6.61 acre tract of land, being a portion of Lot 1, Santa Cruz Ranch Subdivision, of the survey of a part of The Ojo De Agua Tract, located at the northwest corner of Interstate 69C and Monte Cristo Road, As Requested by Martin Twelve Partnership
- I. Consider the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 3.56 acre tract of land out of Lot 6, Block 2, Steele and Pershing Subdivision, located approximately 640 feet north of West Wisconsin Road, approximately 885 feet east of South McColl Road, As Requested by Quintanilla Headley and Associates, Inc.
- J. Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 5.949 acres out of Lot 3, Block 4, John Closner Subdivision, located on the east side of South Veterans Boulevard, approximately 170 feet north of Sevilla Boulevard, As Requested by Melden and Hunt, Inc.

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- K. 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 30.557 acres out of Lot 4, Amended Plat of La Sienna Development, located at the southwest corner of Burns Boulevard and La Sienna Parkway, As Requested by Melden & Hunt, Inc.
- L. 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 24.591 acres out of Lot 3, Section 246, Texas-Mexican Railway Company's Survey, located at the south east corner of Interstate 69C and Mile 17 ½ Road, As Requested by Melden and Hunt, Inc.
- M. 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 Residential (AU) District, being 14.998 acres, being all of Lots 2 Through 15 and part of Northpoint Drive, Northpoint Subdivision Phase 1, Volume 34, Page 24, H.C.M.R. and out of Lot 6, Block 4, Steele and Pershing Subdivision, located on the east of South McColl Road at Northpoint Drive, As Requested by Melden and Hunt, Inc.

9. CONSENT AGENDA

- A. Preliminary Plat Approval of Crystal Meadows Subdivision, being a 5.494 acres being a part or portion out of Lot 3, Block 4, John Closner Subdivision, located approximately 1,180 feet north of the intersection of Wisconsin Road and South Veterans Boulevard, As Requested by Melden and Hunt, Inc.
- B. Preliminary Plat Approval of Santa Cruz Phase I Section IV-2 Subdivision, being a resubdivision of 8.786 acres out of Lot 1, La Sienna Development, Volume 53, Page 124, H.C.M.R., located on the northeast corner of Monte Cristo Road and U.S. Highway 281, As Requested by Melden and Hunt Inc.
- C. Preliminary Plat Approval of Shunior Estates Subdivision, being 3.969 acres consisting of 3.797 acres out of Lot 9, Outlot "C" Amended Map of Edinburg and 0.172 of an acre, being all of the north 50 feet of Lot 2, Judy Anne Subdivision, located at 500 East Shunior Street, As Requested by Melden and Hunt, Inc.
- D. Preliminary Plat Approval of Replat of Northpoint Subdivision, being approximately 14.998 acres out of Lots 2-15 part of Northpoint Drive, Northpoint Subdivision Phase I and out of Lot 6, Block 4, Steele and Pershing Subdivision, located approximately 688 feet north of the intersection of Alberta Road and McColl Road, As Requested by Melden and Hunt, Inc.
- E. Final Plat Approval of The Estates at Paloma Park Subdivision, being an 9.17 acre tract of land being a portion of Lot 8, Block 51, Alamo Land and Sugar Company's Subdivision, located on the north east corner of Alberta Road and Raul Longoria Road, As Requested by R.E. Garcia and Associates

10. DISCUSSION

- A. Future Meetings

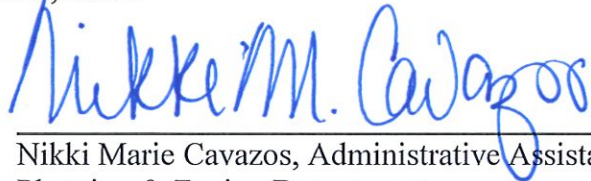
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11. INFORMATION

A. City Commission Actions: November 17, 2020 and December 1, 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 6:00 P.M. on this 4th day of December, 2020.



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.