



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
APRIL 13, 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. ABSENCES**

- A. Consider Excusing the Absence of Commission Member Miki McCarthy from the February 8, 2021 Regular Meeting
- B. Consider Excusing the Absence of Chairperson Joe Ochoa from the March 9, 2021 Regular Meeting
- C. Consider Excusing the Absence of Vice Chairperson Hiren Govind from the March 9, 2021 Regular Meeting
- D. Consider Excusing the Absence of Commission Member Carlos Jasso from the March 9, 2021 Regular Meeting

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**5. MINUTES**

- A. Consider approval of the Minutes for the March 9, 2021 Regular Meeting.

**6. 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.

**7. PUBLIC HEARINGS**

- A. Consider Ordinance restricting sign permits for off-premise signs/billboards as requested by the City of Edinburg
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being Lot 25, Albino Rodriguez Estates, located at 4224 Northeast Lopez Drive, as requested by Argelio Chapa
- C. Consider the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, being a 5.00 acre tract of land out of Lot 7, Section 274, Texas-Mexican Railway Company's Survey, located at 1200 South Sugar Road, as requested by Ricardo Cano
- D. Consider the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being Lot 2, Crouse Subdivision, located at 2204 North Jackson Road, as requested by Armando Ramirez
- E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Use and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, being a tract of land containing 5.50 acres of land situated in Hidalgo County, Texas, and also being a part or portion of Lot 8, Block 3, A.J. McColl Subdivision, located at 2120 West Alberta Road, as requested by Francisco Moreno
- F. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being a 13.007 acre tract of land out of Lots 5, 6, and 7, Jas. I. Lavelle Subdivision, located at 1900 East Wisconsin Road, as requested by Julio Carranza
- G. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District To Urban Residential (UR) District, being a 5.00 gross acre tract of land, being all of Lot 8, Jas. I. Lavelle Subdivision, located at 1900 East Wisconsin Road, As Requested By Julio Carranza

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- H. 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 8.934 acres out of Lot 30, Kelly-Pharr Subdivision, located at 500 East Wisconsin Road, as requested by Melden and Hunt, Inc.
- I. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being Lot 2, Block 47, Santa Cruz Gardens No. 2 Resubdivision, located at 900 West FM 2812, as requested by Armando Contreras
- J. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, being Lot 2, Amended Lady Luck Subdivision Phase II, located at 4528 North Doolittle Road, as requested by Richard A. Garza
- K. Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 1, Windsor Estates Subdivision, located at 2816 Windsor Street, as requested by Vica Texas Enterprises L.P.
- L. Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 34, Windsor Estates Subdivision, located at 2815 Windsor Street, Vica Texas Enterprises L.P.
- M. Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, being Lots 1 And 2, Block 4, Roseland Parks Subdivision, Lots 1 and 18, University North Subdivision Unit No. 1, located at 715 West Schunior Road, as requested by Sarg Enterprises LLC. **(TABLED: MARCH 9, 2021)**
- N. Consider the Special Use Permit for a Wireless Communication Tower, being 0.083 acres and a 0.524 acre tract of land situated in the TM RR CO Survey, Section No. 241, Abstract No. 102, being out of called 9.20 acres, located at 322 West Chapin Street, as requested by Vertical Bridge Development

**8. PUBLIC HEARINGS- RESUBDIVISION**

- A. Consider the Replat of Lot 53A, Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4, being a 0.20 acre tract consist of all of Lot 53 and the South 20 feet of Lot 54, Regency Square Subdivision Unit No. 4, as per the map or plat thereof recorded in Volume 23, Pages 137, Map Records in the Office of the County Clerk of Hidalgo County, Texas, located along the east side of Mesquite Street, approximately 250 feet North of Ash Circle, as requested by Salinas Engineering and Associates
- B. Consider the Replat of The Boardwalk Subdivision, Lots 1-7 and out of Lot 21, being a Resubdivision of 1.240 acres, being all of Lots 1, 2, 3, 4, 5, 6, 7, and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Melden and Hunt, Inc.

**9. SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code as follows: **1.)** Article 3-District and Bulk Standards, Division 3.300- Bulk Regulations – Standard Development, Section 3.303 Multi-Family - Lot Width and Lot Area, and **2.)** Article 8 – Streets, Utilities, and Drainage, Division 8.200- Streets, Sidewalks and Trails, Section 8.204 – Street Standards, Atwood Village Subdivision, being a 34.992 acres out of Lots 13 & 14, Section 238, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, located on the north side of Schunior Road and east of Hoehn Road, as requested by Melden and Hunt Inc.

**10. CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Lot 53-A, Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4, being the North 50 –feet of Lot 53 and the South 20 feet of Lot 54, Regency Square Subdivision Unit No. 4, as per the map recorded in Volume 23, Page 137, map records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Mesquite Street and north of Ash Circle Street; as requested by Salinas Engineering and Associates
- B. Consider the Preliminary Plat Approval of The Boardwalk Subdivision, Lots 1-7 and out of Lot 21 Subdivision, being a Resubdivision of 1.240 acres, being all of Lots 1, 2, 3, 4, 5, 6, 7, and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Melden and Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Storage Masters Subdivision; a 5.10 acre tract of land being out of a portion of Lot 6, Section 268, Texas-Mexican Railway Company's Survey Subdivision, as per the map recorded in Volume 24, Page 158-171, map records in the office of the County Clerk of Hidalgo County, Texas, located on the south side of SH 107 and East University Drive as requested by Rio Delta Engineering
- D. Consider a Preliminary Plat Approval of Erilo Investments Company, LLC. a .55 tract of land being out of a portion of Lot 12, Kelly-Pharr Subdivision, as per the map recorded in Volume 3, Page 133-134, map records in the office of the County Clerk of Hidalgo County, Texas. located on the west side of Business Highway 281 (Closner Blvd.) and south of Canton Road as requested by RO Engineering, PLLC.
- E. Consider a Preliminary Plat Approval of Monte Veranda Phase II Subdivision, a 4.97 acre tract of land being out of a portion of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, as per the map records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Jackson Road and Chachalaca Street as requested by Supreme Engineering, PLLC.
- F. Consider a Preliminary Plat Approval of Green Hill Subdivision; a 5 acre tract of land being out of a portion of Lot 7, Section 274, Texas-Mexican Company's Survey Subdivision, as per the map recorded in Volume 24, page 158-171, map records in the office of the County Clerk of Hidalgo County, Texas as requested by SAMES Engineering, Inc.

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- G. Consider a Preliminary Plat Approval of Nicho Produce Subdivision, a 2.798-acre tract of land out of Lot 6 Block B of the original town site of Edinburg, Texas as per map records in the office of the county Clerk of Hidalgo County, Texas located on the southwest corner of North 10<sup>th</sup> Avenue and East Chavez Street as requested by SOTEX Engineering

**10. INFORMATION**

- A. City Commission Actions: March 16, 2021 and April 6, 2021

**11. 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 10:00 P.M. on this 9<sup>th</sup> day of April, 2021.

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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.**