



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 10, 2023 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. 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 3-5 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 closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.
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 or (b) calling the Planning & 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.

6. **MINUTES**

- A. Consider Approval of the Minutes for December 13, 2022

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.09 acres out of Lot 12, Section 239, Texas-Mexican Railway Company's Survey Subdivision, located at 2728 North Jackson Road, as requested by Nehemias Cantú on behalf of Gloria Cantú
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being 1.42 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 7.92 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance to the City's Unified Development Code, Section 5.210-1 Water Supply Standards for GTO Subdivision, being a 6.939 acres tract of land out of the east half of Lot 1, Block 62, Alamo Land and Sugar Company Subdivision, located at 7760 East Texas Road, as requested by Pablo Soto, Jr. P.E. on behalf of Sergio Garcia Padilla.
- B. Consider Variance Request to the City's Unified Development Code, Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way Width for Ricdez Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering, on behalf of Ricardo Resendez.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of RBR Subdivision No. 5 Subdivision, being a 50.00 acre tract of land out of Lot 4, Block 61, Alamo Land & Sugar Company's Subdivision, located at 7300 East Texas Road, as requested by S2 Engineering.
- B. Consider the Preliminary Plat approval of Oasis Subdivision, being a 3.498 acre tract of land out of Lot 1, Block 2, Steele & Perishing Subdivision, located at 2610 West Canton Road, as requested by HLG Plan Review Services.
- C. Consider the Preliminary Plat approval of Oakview Center Subdivision, being a 28.35 acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey's Subdivision, located at 2300 South I-69C, as requested by Quintanilla, Headley & Associates, Inc.

- D. Consider the Preliminary Plat approval of Ice House Subdivision, being an 8.73 acre tract of land out of Lot F, Santa Cruz Ranch Subdivision, located at 707 West Monte Cristo Road, as requested by SAMES Engineering.
- E. Consider the Preliminary Plat approval of Santa Cruz Section I, Phase V Subdivision, being a 4.906 acre tract of land out of Lot 1, La Sienna Development Subdivision, located at 1891 Burns Boulevard, as requested by Melden & Hunt, Inc.
- F. Consider the Final Plat approval of Woodlands Estates Subdivision, being a 31.12 acre tract of land out of Lot 14, Section 237 Texas-Mexican Railway Company Survey Subdivision, located at 1001 North McColl Road, as requested by Melden & Hunt, Inc.
- G. Consider the Final Plat approval of S.H. Mount Estates Subdivision, being an 8.740 acres tract of land out of Lot 18 Kelly-Pharr Subdivision, located at 817 East Wisconsin Road, as requested by Melden & Hunt, Inc.
- H. Consider the Final Plat approval of Russell Village Subdivision, being a 16.475 acre tract of land out of Lot 16, Section 239, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.
- I. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 1, being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.
- J. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 2, being a 13.56 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc.
- K. Consider the Final Plat approval of Highland Heights Subdivision, being a 26.80 acre tract of land out of Lot 14, Block 1, John Closner et al Subdivision, located at 4700 Raul Longoria Road, as requested by SAMES Engineering.
- L. Consider the Final Plat approval of University Village on 10th Subdivision, being a 34.56 acre tract of land out of Lots 1, 2, & 3, Lomas Y Lagos Subdivision, located at 420 South Street Highway 336 (North 10th Street), as requested by Rio Delta Engineering.
- M. Consider the Final Plat of Ricdez Estates Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering.

10. **OTHER BUSINESS**

11. **INFORMATION ONLY**

- A. Attendance Roster

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 Friday January 6, 2023.



Claudia Mariscal, Administrative Assistant

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.