



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JANUARY 17, 2022 - 04:00 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
  - C. Election of Officers - Chairperson and Vice Chairperson
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 3-5 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 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 requests 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 October 12, 2021, November 9, 2021 and December 14, 2021 Regular Meetings

6. **PUBLIC HEARINGS**

- A. Consider the Initial Zoning Request to Urban Residential (UR) District, being a 26.80 acre tract of land out of Lot 14, Block 1, John Closner Et Al Subdivision, located at 4700 South Raul Longoria Road, as requested by CJE Construction, LLC.
- B. Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being 15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey, located at 500 East Monte Cristo Road, as requested by Melden & Hunt, Inc.
- C. Consider the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 1.00 acre tract of land out of Lot 71, Kelly-Pharr Subdivision, located at 1415 West Owassa Road, as requested by Jaime Cantu
- D. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, being a 12.605 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4801 South Veterans Boulevard, as requested by Melden & Hunt, Inc.
- E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 4.349 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4513 South Veterans Boulevard, as requested by Melden & Hunt, Inc.
- F. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Urban Residential (UR) District, Lot 5, Block 287, Original Edinburg Townsite Subdivision, located at 1120 East Mahl Street, as requested by Gustavo Montemayor

7. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of North McColl Estates, being a 29.130 acre tract out of Lot 3, Section 276 Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.

- B. Consider the Preliminary Plat of Russel Oaks Estates Subdivision, being a 38.786 acre tract out of land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 2300 North Cesar Chavez Road, as requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat of Cesar Chavez Heights Subdivision, being a 17.94 acre tract out of Lot 4, Block 55, Alamo Land and Sugar Company Subdivision, located at 3101 South Cesar Chavez Road, as requested by Trevino Engineering
- D. Consider the Preliminary Plat of Alberta Heights Subdivision Phase II, being a 3.261 acre tract out of Lot 53, Kelly-Pharr Subdivision, located at 801 West Alberta Road, as requested by Trevino Engineering
- E. Consider the Preliminary Plat of Highland Heights Subdivision, being a 26.80 acre tract out of Lot 14, Block 1, John Closner Et Al Subdivision, located at 4700 South Raul Longoria Road FM 1426, as requested by SAMES Engineering
- F. Consider the Preliminary Plat of Ricdez Estates, being 5.0 acres out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey, located at 5201 East Mile 17 North Road, as requested by SAMES Engineering

8. **CONSENT AGENDA**

- A. Consider the Final Plat of Border Town Subdivision Phase 3, being a 66.75 acre tract of land, more or less, out of and forming part or portion of Lots 13 and 14, Block 70, Engelman Re-subdivision, located at 8201 FM 2812, as requested by Rio Delta Engineering
- B. Consider the Final Plat for Canton Heights Subdivision No. 2, being an 8.33 acre tract of land out of Lot 4, Block 1, John Closner, et al. Subdivision, located at 2200 East Canton Road, as requested by Supreme Engineering
- C. Consider the Final Plat of T&O Ranch No. 2 Subdivision, being a 4.95 acre tract of land out of Lots 2 & 3, Block 28, Santa Cruz Gardens Unit 2 Subdivision, located at 7100 East Benito A. Ramirez Road, as requested by Quintanilla, Headley & Associates, Inc.
- D. Consider the Final Plat of Las Encinitas, being a 72.20-acre tract of land out of Lots "R" and "S", Block 2, Santa Cruz Ranch Subdivision, located at 6101 East Monte Cristo Road, as requested by Quintanilla, Headley, & Associates Inc.

- E. Consider the Final Plat for Canton Heights Subdivision No. 3, being a 5.60 acre tract of land out of Lot 4, Block 1, John Closner, et al. Subdivision, located at 2200 East Canton Road, as requested by Supreme Engineering

9. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Block Length, 2) Section 8.204A Streets, Paving Width and 3) Section 8.213 Sidewalks, proposed La Reserva Subdivision Phase II, being an 81.74 acre tract of land out of Lots 3, 4, 5, 6, 11, & 12, Block 73, Engelman Resubdivision or the Missouri-Texas Land and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 8200 East Farm to Market 2812, as requested by Quintanilla, Headley & Associates, Inc.
- B. Consider Variance Requests to the City's Unified Development Code: 1) Section 3.303 Multi-Family Lot and Building Standards, Lot Width and 2) Section 7.404B Block Length, and 3) Section 8.204 Street Standards, Right-of-way Width, Paving Width, proposed North McColl Estates Subdivision, being 29.130 acres out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.

10. **DIRECTOR'S REPORT**

- A. Unified Development Code Update

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 during regular working hours at 4:59 P.M. on Thursday, January 13, 2022.



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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.