



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 8, 2022 - 4:00 P.M.
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 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.
5. **ABSENCES**
 - A. Consider Excusing the Absence of Commission Member Victor Daniec from the December 14, 2021 Regular Meeting.
 6. **MINUTES**
 - A. Consider approval of the Minutes for the January 17, 2022 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

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District, Lot 1, Laurel Heights Subdivision, located at 202 East Sprague Street, as requested by Roberto Martinez
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located at 1000 North McColl Road, as requested by Quintanilla, Headley & Associates, Inc., on behalf of Cubic Walls, LLC.
- C. 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, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc., on behalf of The Shoppes at Rio Grande Valley
- D. Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 4.985 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc., on behalf of Rosendo and Stephanie V. Benitez
- E. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering, on behalf of Mel Phillip, Tide Products, Inc.
- F. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (UR) District, a 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey, located at 4401 West Sprague Street, as requested by Realtex Development, on behalf of BBB & J Investments, LTD.

- G. 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, 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., on behalf of Garman Investments, LP.

9. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Carmen Avila Subdivision Phase VI, being a 37.64 acre tract of land out of Tract 156, San Salvador del Tule Grant, located at 9101 Carmen Avila Road, as requested by Quintanilla, Headley and Associates, Inc.
- B. Consider the Preliminary Plat of La Reserva Phase I-C Subdivision, being 4.048 acres out of Lots 6 and 11, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23501 Uresti Street as requested by HALFF Associates, Inc.
- C. Consider the Preliminary Plat of La Reserva Phase I-D Subdivision, being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by HALFF Associates, Inc.

10. **CONSENT AGENDA**

- A. Consider the Final Plat for Los Lagos Subdivision Phase V - 'B', being a 15.90 acre tract of land more or less out of Lot 1, Swearngen Tract, located at 3707 East Mallorca Drive, as requested by Rio Delta Engineering

11. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width, proposed Los Cortijos Subdivision, being 60.00 acres out of the East 1/2 of Lot 13, Block 57, all of Lot 16, Block 58, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc., on behalf of Frank Villanueva and Abigail Villanueva Sandoval

12. **DIRECTOR'S REPORT**

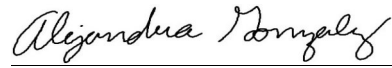
- A. City Council Actions: January 18, 2022 and February 1, 2022
- B. Unified Development Code Update

13. **INFORMATION ONLY**

- A. Attendance Roster

14. **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, on Friday, February 4, 2022 at 4:05 P.M.



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.