



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 14, 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 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. **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 & 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 January 10, 2022

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, a 15.25 acre tract of land being a part or portion of Lot 15, Section 270, Texas-Mexican Railway Company's Survey Subdivision, proposed Oakview Center Subdivision, located at 2300 South Interstate Highway 69C, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Red Rock Real Estate Development Group, LTD
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being 8.555 acres out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 2 Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, being 10.00 acres out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 1 Subdivision, located at 1200 North Depot Road, as requested Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC

8. **SUBDIVISIONS (VARIANCES)**

- A. 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 St), as requested by Sames Engineering, on behalf of Ricardo Resendez.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Staff Review for Gem Estates Subdivision, being a 26.35-acre tract out of Lot 3, Block 276, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas located at 3100 W. Schunior Road as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Staff Review for Ebony Winds Subdivision, being a 66.30-acre tract out of Share "C" Plat of the original Share No. 5, Las Mestenas Grant Subdivision, out of J.M. De La Vinus Heirs, Hidalgo County, Texas located at 8501 East Mile 22 ½ Road as requested by Rio Delta Engineering, Inc.

- C. Consider the Final Plat approval of Oak Hill At Villanueva Estates Phase I 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.
- D. Consider the Final Plat approval of Monarca Estates Subdivision, being a 37.576 acre tract of land out of Lots 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 6001 East Owassa Road, as requested by Melden & Hunt, Inc.
- E. Consider the Final Plat approval of Sol Alegre Subdivision, being a 24.85 – acre tract of land out of Lots 3, 4, 5, & 6, Santa Cruz Gardens Subdivision Unit #2, located at 1000 East Ramseyer Road as requested by Melden & Hunt, Inc.

10. **OTHER BUSINESS**

- A. Discussion on Upcoming Proposed UDC Revisions

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 5:00 P.M. on Friday February 10, 2023 .



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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.**