



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 9, 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. Consider Excusing the Absence of Commission Member Ruby Casas from the January 12, 2021 Regular Meeting
- 5. Consider Excusing the Absence of Commission Member Becky Hesbrook- Garcia from the January 12, 2021 Regular Meeting
- 6. Consider approval of the Minutes for the December 8, 2020 Regular Meeting.
- 7. Consider approval of the Minutes for the January 12, 2021 Regular Meeting

8. 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.

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9. PUBLIC HEARINGS

- A. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, Being Lots 1 & 2, Cano Subdivision, Located at 2402 East University Drive, As Requested by Iced Cube Shaved Ice Edinburg, LLC.
- B. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, Being an 8.33 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision, Located on the South side of East Canton Road, approximately 850 feet west of South Raul Longoria Road, As Requested by Alpha Maverick, LLC.
- C. Consider the Rezoning Request from Agriculture (AG) District and Suburban Residential (S) District to Neighborhood Conservation 7.1 (NC 7.1) District, Being a 23.55 acre tract of land out of Lot 10, Kelly- Pharr Subdivision , Located on the south side of West Canton Road, approximately 820 feet east of South Sugar Road, As Requested by Garco, LTD
- D. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, Being all of Lot 4 and part of Lots 5 & 6, Block 1, South Park Subdivision, Located at the Southeast Corner of West Sprague Road and South 5th Avenue, As Requested by Gustavo Montemayor
- E. Consider the Rezoning Request from Agriculture (AG) District to Suburban Residential (S) District, Being a one acre tract of land out of Lot 16, Section 245, Texas-Mexican Railway Company's Survey, Located at 912 North Foster Road, As Requested by Rodolfo Trevino

10. SUBDIVISION (VARIANCES)

- A. Consider Variance Request to the City's Unified Development Code as follows: Article 7 - Plat and Site Plan Design and Article 8 - Streets, Utilities, and Drainage, for Border Town Subdivision No. 3, being a 66.75-acre tract of land out of Lots 13 & 14, Block 70, Engelmann Re-Subdivision, located at the northeast corner of FM 2812 and North 3rd Street, As Requested by Rio Delta Engineering.

11. CONSENT AGENDA

- A. Preliminary Plat Approval of Alberta Heights Subdivision, Being a 17.979 acre tract of land out of the East ½ of Lot 54, Kelly-Pharr Subdivision, as per the map or plat thereof recorded in Volume 3, Pages 133-134, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, Located at the northeast corner of West Alberta Road & Shalom Drive, As Requested by Trevino Engineering.

12. INFORMATION

- A. City Commission Actions: January 19, 2021 and February 2, 2021
- B. Training Opportunity: February 18, 2021- 8:30 A.M. -12:00 P.M.

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13. 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 4:45 P.M. on this 5th day of February, 2021.

Nikki Marie Cavazos

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.