



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 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. **MINUTES**
 - A. Consider approval of the Minutes for the February 8, 2022 Regular Meeting

6. **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.

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, Lot 14, Trenton Terrace Subdivision, located at 1010 Leticia Street, as requested by Carlos Briones on behalf of Vista View Properties
- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lots 25 and 26, Owassa Gardens Mobile Home Subdivision, located at 5614 and 5619 South Veterans Boulevard, as requested by Mike Garcia
- C. Consider the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District, being all of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. Alley right of way out of Block 259, Original Townsite of Edinburg, located at 620 West University Drive, as requested by Gilbert Ortiz on behalf of Richard Ivey
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 320 North McColl Road, as requested by Richard Flores on behalf of Gaston Sosa De La Torre

8. **PUBLIC HEARINGS (SUBDIVISIONS)**

- A. Consider the Preliminary Plat of UHS-Cornerstone Subdivision Replat, being all of Lot 1A, Cornerstone Medical Park, Phase 1 and the West 5.0 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 South Cornerstone Blvd., as requested by Perez Consulting Engineers

9. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Las Palmeras Subdivision, being a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey, located at 320 North McColl Road, as requested by M. Garcia Engineering, LLC.
- B. Consider the Preliminary Plat of Owassa Place Subdivision, being a 19.309 acre tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, as requested by Melden & Hunt, Inc.

10. **CONSENT AGENDA**

- A. Consider Final Plat of Pueblo De Palmas Phase 26 Subdivision; a 29.04 acre tract of land out of Lots 28 & 30, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4201 N Cesar Chavez Road, as requested by Melden & Hunt, Inc.

11. **DIRECTOR'S REPORT**


- A. City Council Actions: February 15, 2022 & March 1, 2022
- B. Unified Development Code Update

12. **INFORMATION ONLY**

- A. Attendance Roster

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 during regular working hours, at 3:45 P.M. on Friday, March 4, 2022.



Alejandra Gonzalez, Planning 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.