



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 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. ABSENCES**

- A. Consider Excusing the Absence of Vice Chairperson Hiren Govind from the February 8, 2021 Regular Meeting
- B. Consider Excusing the Absence of Commission Member Miki McCarthy from the February 8, 2021 Regular Meeting

**5. MINUTES**

- A. Consider approval of the Minutes for the February 9, 2021 Regular Meeting.

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**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](mailto: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.

**7. PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, being Lot 4, Block 1, Evangeline Gardens Subdivision, located at 2504 East Monte Cristo Road, as requested by Flavio & Elizabeth Silva
- B. Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 3 & 4, Block "B", Amended Map of Edinburg, located at 1025 North Closner Boulevard, as requested by Gardenia Apartments 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, being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Juan & Anilia Gonzaba
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being Lots 33, 34, and 35, Mesquite Ridge Subdivision, located at 512 South Jackson Road, as requested by Realtex Development Corporation
- E. Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 46, Trenton Manor Subdivision, located at 1919 Madero Drive, as requested by Leonardo & Martha Garza
- F. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being the West 25 feet of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite, located at 420 South 21<sup>st</sup> Avenue, as requested by Omar Cura Jr.
- G. Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being a 0.32 acre tract of land out of Lot 16, Block 37, Santa Cruz Gardens Subdivision Unit No. 2, located at 705 East Davis Road, as requested by Pamela Ledesma

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- H. Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, being Lots 1 and 2, Block 4, Roseland Parks Subdivision, Lots 1 & 18, University North Subdivision Unit No. 1, located at 715 West Schunior Road, as requested by Sarg Enterprises LLC.
- I. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 10-12, McColl Estates Subdivision & Lot 13, McColl Estates Subdivision Unit No.2, located at 1320 North McColl Road, as requested by Sergio Luis Salinas

**8. CONSENT AGENDA**

- A. Preliminary Plat Approval of Enchanted Estates Subdivision, being a 10 acre tract of land, being a part or portion out of Lot 4, Section 24, Texas-Mexican Railway Company Survey Subdivision, as per the map or plat thereof recorded in Volume 1, Page 21, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the southeast corner of Mile 17 ½ North Road and Alamo Road, as requested by HLG Plan Review Services
- B. Preliminary Plat Approval of Suncrest Acres Subdivision, being a 19.39 acre tract of land, being a part or portion out of Lot 3, Block 57, Alamo Land & Sugar Company's Subdivision, as per the map or plat there of recorded in Volume 1, Pages 24-26, Deed Records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Tower Road, approximately 1,000 ft. south of Canton Road, as requested by Melden and Hunt, Inc.
- C. Preliminary Plat Approval of The Heights on Trenton Subdivision, being a 20 acre tract of land, being a part or portion out of Lot 16, Block 55, Alamo Land & Sugar Company's Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the north side of Trenton Road and approximately 200 ft. east of East Lopez Drive, as requested by Melden and Hunt, Inc.
- D. Final Plat Approval of Hacienda Victoria Estates Subdivision, being a 25.256 acre tract of land, being a part or portion out of lot 8, Section 267, Texas-Mexican Railway Company's Survey, located on the south side of East Richardson Road at North Terry Road, as requested by Melden and Hunt, Inc.
- E. Final Plat Approval of Oso Grande Subdivision, being a 23.04 acre tract of land, being a part or portion out of Lot 46, Baker's Subdivision, as per the map or plat thereof recorded in Volume 2, Page 45, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the south side of Amber Lane, approximately 2,000 ft. west of North Expressway 281, as requested by Quintanilla Headley and Associates, Inc.

**9. INFORMATION**

- A. City Commission Actions: March 2, 2021
- B. Planning and Zoning Highlights

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**11. 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 this 5<sup>th</sup> day of March, 2021.

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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.**