



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
APRIL 13, 2022 - 04:00 PM  
CITY HALL-COUNCIL CHAMBERS  
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. 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 closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.

5. **MINUTES**

A. Consider approval of the Minutes for the February 8, 2022 Regular Meeting.

B. Consider approval of the Minutes for the March 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](mailto:PublicHearing@cityofedinburg.com) or (b) calling the Planning and Zoning Department at 956-388-8202. All requests 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 Agriculture (AG) District to Commercial General (CG) District, Lot 5, Villa Del Mundo Subdivision, located at 5121 South Veterans Boulevard, as requested by José A. Pardo
- B. Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, a 12.45 acre tract of land out of Lots 3 and 6, Section 235, Texas-Mexican Railway Company's Survey, located at 3101 Trooper Moises Sanchez Boulevard, as requested by Be the Light Ventures, LLC, on behalf of Maria Elena Falcon
- C. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 13.785 acres out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey, located at 2200 East Chapin Street, as requested by M2 Engineering, PLLC, on behalf of City Place at Chapin, LLC
- D. 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, 8.409 acres out of Lot 2, Section 241, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties
- E. Consider the Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 68.277 acres being all of Lot 1 and 28.277 acres of Lot 2, Section 241, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties
- F. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 20.00 acre tract of land out of Lot 5, Block 1, John Closner Subdivision, located at 3301 South Raul Longoria Road, as requested by Isidro Navarro on behalf of Maverick Valley Builders, LLC
- G. Consider the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, Lots 13-16, Block 12, Country Club Place Subdivision, located at 101 West Freddy Gonzalez Drive, as requested by Melden & Hunt, Inc., on behalf of 3BU Family Limited Partnership
- H. Consider the Rezoning Request from Commercial General (CG) District to Industrial (I) District, 5.157 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

- I. Consider the Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District, 6.39 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

8. **PUBLIC HEARING (SUBDIVISIONS)**

- A. Consider the Re-Plat of Lot 24, Santa Cruz Ranch No. 2 Subdivision, being a 2.87 acre tract of land out of Lot 24, Santa Cruz Ranch No. 2 Subdivision located at 9825 Calle Paris Road, as requested by Garza-Garza Consulting Engineers.
- B. Consider the Re-Plat of Lot 10, North Industrial Park Subdivision being a 20.00 acre tract of land out of Lot 10, North Industrial Park, located at 6401 Republic Drive, as requested by Garza-Garza Consulting Engineers.

9. **CONSENT AGENDA**

- A. Consider Final Replat of UHS Cornerstone Hospital Subdivision UHS Cornerstone Hospital Subdivision, an approximate 9.47 acre tract of land out of Lot 1A, of Cornerstone Medical Park Phase 1, a Re-Subdivision of Lots 1-2, Block 4, and the West 5 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 Cornerstone Boulevard, as requested by Perez Consulting Engineers.
- B. Consider Final Plat of Del Rey Estates Unit 4 Subdivision, an approximate 13.03 acre tract of land out of Lot 3, Section 246, Texas-Mexican Railway Company's Survey, located at 3320 South Tower Road, as requested by Melden & Hunt, Inc.
- C. Consider Final Plat of Pueblo De Palmas Phase 25 Subdivision, an approximate 25.50 acre tract of land out of Lots 17, 19, 21, & 23, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4420 North Cesar Chavez Road, as requested by Melden & Hunt, Inc.
- D. Consider Final Plat of Ensenada Estates Subdivision, an approximate 17.42 acre tract of land out of Lot 6, Section 249, Texas-Mexican Railway Company's Survey, located at 1701 North Terry Road, as requested by Melden & Hunt, Inc.

10. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Las Magnolias Subdivision being a 9.11 acre tract of land out of a part or portion of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 4001 South Veterans Road, as requested by CLH Engineering, Inc.
- B. Consider the Preliminary Plat of The Heavens at Alamo Subdivision, being an 8.00 acre tract of land out of a part or portion of Lot 10, Block 24, Santa Cruz Gardens Unit No. 2 Subdivision, located at 5301 Benito A. Ramirez Road, as requested by Melden & Hunt, Inc.

- C. Consider the Preliminary Plat of Water Walk at La Sienna Subdivision being a 25.16 acre tract of land out of a part or portion of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.
- D. Consider the Preliminary Plat of Provence Ridge Subdivision being a 20.00 acre tract of land out of a part or portion of Lot 5, Block 1, John Clorner, ET AL., Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC.
- E. Consider the Preliminary Plat of Montreal Estates Subdivision being a 19.37 acre tract of land out of a part or portion of Lots 1 & 2, Block 7, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4216 North Kenyon Road, as requested by Rio Delta Engineering, Inc.
- F. Consider the Preliminary Plat of Hacienda San Miguel-Cisneros, being a 2.36 acre tract of land out of a part or portion of Lot 11, Section 266, Texas-Mexican Railway Company Survey Subdivision, located at 7935 Tex-Mex Road, as requested by R.E. Garcia & Associates.

11. **DIRECTOR'S REPORT**

- A. City Council Actions: March 15, 2022 & April 5, 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 after regular working hours, at 4:00pm on Friday April 8, 2022.

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Claudia Mariscal, 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.**