



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 10, 2022 - 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 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 April 13, 2022 Regular Meeting
  6. **PUBLIC COMMENTS**

7. **PUBLIC HEARINGS**

- A. 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 (**TABLED 04/13/2022**)
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 1.09 acre tract of land out of the North 10 acres of the North 15 acres of the South 20 acres of Lot 12, Section 268, Texas-Mexican Railway Company's Survey, located at 1002 South Raul Longoria Road, as requested by Julio C. Martinez
- C. Consider the Comprehensive Plan Amendment from Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 2.00 acre tract of land being a portion of Block 39, Santa Cruz Ranch Subdivision, located at 5016 North Denkhous Boulevard, as requested by Sandra Ozuna
- D. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Urban Residential (UR) District to Commercial Neighborhood (CN) District, 0.897 acre out of Lot 1, Section 276, Texas-Mexican Railway Company's Survey, located at 613 North Jackson Road, as requested by Ricardo Pedraza, PE, on behalf of Rodolfo V. Garcia
- E. Consider the Comprehensive Plan Amendment from Office Business Park Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 1.402 acres out of Lot 2, Block 4, Steele and Pershing Subdivision, located at 4421 South McColl Road, as requested by Melden & Hunt, Inc., on behalf of MVP Partnership LTD
- F. Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, 38.786 acres out of Lot 15, Section 247, Texas-Mexican Railway Company's Survey, located at 2300 North Cesar Chavez Road, as requested by Melden & Hunt, Inc., on behalf of Gomez Paving, LLC.
- G. Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 5 (NC5) District, 11.878 acres out of Lot 3, Section 275, Texas-Mexican Railway Company's Survey, located at 931 South McColl Road, as requested by Melden & Hunt, Inc., on behalf of Garman Investments, LP

8. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Las Encinitas Phase III Subdivision, being a 121.04 acre tract of land out of Lots "R" and "Q", Block 2, Santa Cruz Ranch Subdivision, located at 5721 East Monte Cristo Road as requested by Quintanilla, Headley and Associates, Inc.
- B. Consider the Preliminary Plat of Sol Alegre Phase 2 Subdivision, being a 15.155 acre tract of land out of Lots 3, 4, 5, and 6, Block 37, Amended Map of Santa Cruz Gardens Unit No. 2, located at 1001 East Flag Drive as requested by Melden & Hunt, Inc.

9. **CONSENT AGENDA**

- A. Consider Final Plat of Brentwood Manor Subdivision, being a 36.65 acre tract of land, out of Lot 11, Section 275, Texas-Mexican Railway Company's Survey, located at 3100 West Freddy Gonzalez Drive as requested by AEC Engineering, LLC

10. **SUBDIVISION VARIANCES**

- A. Consider a Variance Request to the City's Unified Development Code, Article 7 Plat and Site Plan Design, Section 7.301 Family Partitions, a 1.20 acre tract of land out of Lot 10, Section 237, Texas-Mexican Railway Company's Survey, located at 2710 West Chapin Street, as requested by R.E. Garcia and Associates, Inc.
- B. Consider a Variance Request to the City's Unified Development Code, Article 8 Street, Utilities, and Drainage Section 8.402 Water Supply. Hacienda San Miguel-Cisneros Subdivision, 2.36 acre tract of land out of Lot 11, Section 266, Texas-Mexican Railway Company's Survey, located at 7935 Tex-Mex Road, as requested by R.E. Garcia and Associates, Inc.
- C. Consider Variance Requests to the City's Unified Development Code: 1) Section 8.204A Streets, Paving Width and 2) Section 8.213 Sidewalks, proposed La Reserva Subdivision Phase I-C, being a 4.048 acre tract out of Lots 6 & 11, Block 73, Engelman, Re-Subdivision Las Mesteñas Grant, of the Missouri-Texas and Irrigation Company's Subdivision, located at 23501 Uresti Street, as requested by HALFF & Associates, Inc.
- D. Consider Variance Requests to the City's Unified Development Code: 1) Section 8.204A Streets, Paving Width and 2) Section 8.213 Sidewalks, proposed La Reserva Subdivision Phase I-D, being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by HALFF & Associates, Inc.
- E. Consider Variance Requests to the City's Unified Development Code Section 7.404.B Block Length. Las Encinitas Phase III Subdivision being a 121.04 acre tract of land out of Lots "R" and "Q", Block 2, Santa Cruz Ranch Subdivision, located at 5721 East Monte Cristo Road, as requested by Quintanilla, Headley & Associates, Inc.

11. **DIRECTOR'S REPORT**

- A. Unified Development Code Update
- B. City Council Actions: April 19, 2022 & May 3, 2022

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 3:00pm on Friday May 6, 2022 .

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Claudia Mariscal, Administrative Assistant  
Planning & Zoning Department

12. **INFORMATION ONLY**

A. Attendance Roster

13. **ADJOURNMENT**

**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.**