



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JUNE 14, 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 May 10, 2022 Regular Meeting
  6. **PUBLIC COMMENTS**
  7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Commercial Neighborhood (CN) District, Lots 13 and 14, Block 15, Buena Vista Subdivision, located at 1421 East Sprague Street, as requested by Jose Santos Morales
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to Neighborhood Commercial Uses and the Rezoning Request from Agriculture District (AG) District to Commercial Neighborhood (CN) District, a 1.00 acre tract of land, more or less, out of the South 20.00 acres of Lot 16, Section 238, Texas-Mexican Railway Company's Survey, located at 805 North Mon Mack Road, as requested by Elizabeth Alaniz
- C. Consider the Comprehensive Plan Amendment from Office Business Park Uses to General Commercial Uses and the Rezoning Request from Agriculture District (AG) District to Commercial General (CG) District, 1.744 acres out of Lot 2, Block 4, Steele & Pershing Subdivision, located at 3000 West Trenton Road, as requested by Melden & Hunt, Inc. on behalf of Homer & Mary A. Zamora
- D. Consider the Comprehensive Plan Amendment from Urban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture District (AG) District to Auto-Urban Residential (AU) District, 38.559 acres out of Lot 21, East Retama Subdivision, located at 4420 North Seminary Road, as requested by Melden & Hunt, Inc. on behalf of Texas Citrus Exchange
- E. Consider the Rezoning Request from Agriculture District (AG) District to Auto-Urban Residential (AU) District, 59.377 acres out of Lots 21 and 25, East Retama Subdivision, located at 4420 North Seminary Road, as requested by Melden & Hunt, Inc. on behalf of Texas Citrus Exchange
- F. Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, a 12.78 acre tract of land out of Lot 11, Section 238, Texas-Mexican Railway Company's Survey Subdivision, located at 1315 Trooper Moises Sanchez Boulevard, as requested by Rio Delta Engineering on behalf of Carl Carlan

8. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code: 1) Section 8.204 Street Standards, Paving Width, 2) Section 3.303 Multi Family Lot and Building Standards, Square Footage, and 3) Section 3.303 Multi Family Lot and Building Standards, Lot Width for the proposed Provence Ridge Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC, on behalf of Michael Cantu
- B. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for the proposed Santa Cruz Palms Subdivision, Santa Cruz Palms Subdivision, being a 12.81 acre tract of land out of Lot 6, Block 1, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4016 North Doolittle Road, as requested by Rio Delta Engineering, Inc.

- C. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for The Heavens at Alamo Subdivision, being a 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.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat of Stone Oak Subdivision, being a 12.43 acre tract of land out of Lots 3, and Lot 6, Section 236 Texas-Mexican Railway Company's Survey, located at 3101 North Trooper Moises Sanchez Boulevard, as requested by Supreme Engineering, PLLC
- B. Consider the Preliminary Plat of City Place at Chapin Subdivision, being a 13.78 acre tract of land out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey, located at 2200 East Chapin Road, as requested by M2 Engineering, PLLC
- C. Consider the Preliminary Plat of Villages On Closner Subdivision, being a 76.687 acre tract of land out of Lots 1 & 2, Section, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road (Mile 17 ½ North Road), as requested by Trevino Engineering
- D. Consider the Preliminary Plat of Santa Cruz Palms Subdivision, being a 12.81 acre tract of land out of Lot 6, Block 1, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4016 North Doolittle Road, as requested by Rio Delta Engineering, Inc.
- E. Consider the Preliminary Plat of Owassa Place Subdivision, being a 19.31 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.
- F. 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 Closner, ET AL., Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC
- G. Consider the Final Plat of La Villita Estates No. 2 Subdivision, a 10.00 acre tract of land being all of Lot 14, Block 33, Santa Cruz Gardens Unit 2 Subdivision, located at 3417 East Ramseyer Road, as requested by Nain Engineering, LLC

10. **DIRECTOR'S REPORT**

- A. Unified Development Code Update
- B. City Council Actions: May 17, 2022 & June 7, 2022

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **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 4:00 P.M. on Friday June 10, 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.**