



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 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 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 August 9, 2022 Regular Meeting
 6. **PUBLIC COMMENTS**

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, being a 15.846 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering on behalf of Mel Phillip, Tide Products, Inc.
- B. Consider the Initial Zoning Request to Residential, Multifamily and Urban (RM) 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
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being all of Lot 6, Block 1, 12.82 acres, Santa Cruz Gardens Subdivision, Unit 3, located at 4020 North Doolittle Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, 24.58 acres out of lots 5, 6, 7 and 8, Block 8, Santa Cruz Gardens Subdivision, Unit 3, located at 3000 East Davis Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company
- E. Consider Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, being 22.008 acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc. on behalf of Burns Brothers, LTD.
- F. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, being 0.96 of an acre out of Lot 10, Section 243, Texas-Mexican Railway Company's Survey, located at 2500 North Jasman Road, as requested by Alma Morales
- G. Consider Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Canton Heights Unit No. 1, east 13 feet of Lot 8 and all of Lot 9, located at 1211 East Canton Road, as requested by Charlie Giang
- H. Consider Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Evangeline Gardens Subdivision, east 87.54 feet of Lot 12, Block 1, located at 2401 Geronimo Molina Street, as requested by Martin J. Gonzalez
- I. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 1, North McColl Subdivision, located at 2119 North McColl Road, as requested by Adolfo Reyes
- J. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, a 1.167 acre tract of land, out of Lot 1, Block 2, Steele & Pershing Subdivision, located at 2510 West Canton Road, as requested by Mario Anaya on behalf of Eva Alicia Rivera

Consider the Rezoning Request from Residential, Suburban (RS) District to

- K. Residential, Primary (RP) District, a 2.331 acre tract of land, out of Lot 1, Block 2, Steele & Pershing Subdivision, located at 2510 West Canton Road, as requested by Mario Anaya on behalf of Eva Alicia Rivera
- L. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily & Urban (RM) District, 11.878 acres, more or less, out of Lot 3, Block 275, Texas-Mexican Railway Company's Survey Subdivision, located at 931 South McColl Road, as requested by Melden & Hunt, Inc. on behalf of Garman Investments, LP.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code: 1) Section 5.203-1 Right-of-Way Widths & Paving Width 2) Section 5.202H Street Network and Design, Cul-de-sac, and 3) Section 3.102-1 Single-Family Detached Lot and Building Standards, Lot Width for Water Lilly at La Sienna Subdivision, being a 25.16-acre tract of land out of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.
- B. Consider Variance to the City's Unified Development Code, Section Sec. 5.301A, Dedication of Improvements, Streets and Rights-of-Way for Jameson Estates Subdivision, being a 1.93 acres tract of land out of the north half of lot 4, block 63, Santa Cruz Gardens Unite No. 2, located at 5102 East Davis Road, as requested by Pablo Soto, Jr. P.E. on behalf of Jose A. Jameson
- C. Consider Variance Request to the City's Unified Development Code Section 5.203 1 Right-of-Way Widths & Paving Width for Russell Oak Subdivision, being a 38.786 acre tract out of land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 2300 North Cesar Chavez Road, As Requested by Melden & Hunt, Inc.
- D. Consider Variance Request to the City's Unified Development Code Section 5.102D Applicability, Exemption from Platting for Bonafacio A. Salinas, being a 0.69 acre tract, out of Lot three (3), Block three (3), John Closner et al Subdivision, Hidalgo County, Texas, located at 1723 East Wisconsin Road, as requested by Juan Lopez.

9. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Sonterra Ridge Subdivision, being a 5.589 acre tract of land out of Lot 1, Section 270, Texas-Mexican Railway Company's Survey, located at 2900 East Sprague Street, as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat of Closner Point Villages Subdivision, being a 15.846 acre tract of land consisting 5.872 acres out of Lot 11, all of Lot 12 (5.530) acres, and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, amended, located at 221 East Schunior Street, as requested by Trevino Engineering

Consider the Preliminary Plat of Mountain Village Subdivision, being a 27.985 acre

- C. tract of land out of Lot 3, Section 275 Texas-Mexican Railway's Company Survey, located at 931 South McColl Road, as requested by Melden & Hunt, Inc.

10. **CONSENT AGENDA**

- A. Consider Final Plat of La Reserva Phase I-C Subdivision; being a 4.048-Acre development, consisting of 2.356-acre tract of land out of Lot 6, Block 73, and 1.692-acre tract of land out of Lot 11, Block 73, Engelmann Re-subdivision of the Missouri-Texas and Irrigation Company's Subdivision, located at 23501 Uresti Street, as requested by Halff Associates, Inc.
- B. Consider the Final Plat of La Reserva Phase I-D Subdivision, 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.
- C. Consider Final Plat of Sugar Mills Estates Subdivision, being a total of 19.649 acres, consisting of 16.59 acre tract of land out of Lots 7, Section 242, and 3.268 acre tract of land out of Lot 8, Section 242, total Texas-Mexican Railway Company Survey Subdivision, located at 1700 North Sugar Road, as requested by Melden & Hunt, Inc.

11. **OTHER BUSINESS**

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 5:00 P.M. on Friday September 9, 2022 .



Claudia Mariscal, Administrative Assistant

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.