



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 11, 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 September 13, 2022 Regular Meeting
  6. **PUBLIC COMMENTS**

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a 7.350 acre tract out of Lot 60, Kelly-Pharr Subdivision, located at 310 West Alberta Road, as requested by M2 Engineering, PLLC on behalf of OSS Auto, LLC
- B. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being a 3.242 acre tract of land out of Lot 27, Kelly-Pharr Subdivision, located at 408 West Wisconsin Road, as requested by Alex Maheshwari on behalf of African McAllen Investment Group
- C. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, being all of Lot 1, Lady Luck Subdivision, located at 4542 North Doolittle Road, as requested by Isidro Castillo
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being all of Lot 4, Molina Apartments Subdivision, located at 2618 North M Road, as requested by Juan Lopez on behalf of Molina's Construction, Inc.
- E. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, being Lots 6 and 8, Block 2, Unrecorded Vela Subdivision, located at 309 and 313 South Raul Longoria Road, as requested by Carranza Development
- F. 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

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 5.203(A)(3) Right-of-Way Widths & Paving Width for Victoria Manor Subdivision, being a 1.470 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by J.A. Garza Associates.
- B. Consider Variance Request to the City's Unified Development Code: 1) Section 5.203(A)(3) Right-of-Way Widths & Paving Width and 2) Section 5.209 Sidewalks, for The Village at Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, located at 4220 North Seminary Road, as requested by Melden & Hunt, Inc.

9. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of The Woodland At Jackson Subdivision, being a 4.00 acre tract of land out of a part or portion of Lot 4, Section 242, Texas-Mexican Railway Company's Subdivision, located at 1800 North Jackson Road, as requested by MAS Engineering, LLC.

10. **CONSENT AGENDA**

- A. Consider Final Plat for La Marquesa Estates Subdivision, being a 20.00 acre tract of land out of Lots 15, Block 52, Alamo Land and Sugar Company Subdivision, located at 4701 West Schunior Road as requested by Melden & Hunt, Inc.
- B. Consider Final Plat for Atwood Village Subdivision, being a 34.99 acre tract of land out of Lots 13 & 14, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 4701 West Schunior 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 October 7, 2022 .



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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.**