



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 12, 2021 – 4:00 P.M.  
EDINBURG CITY HALL  
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. 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 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.

4. **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 request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

5. **MINUTES**

- A. Consider approval of the Minutes for the September 14, 2021 Regular Meeting

6. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Commercial General (CG) District, being all of Lot 2, Block 1, Enfield Estates Subdivision, located at 105 Austin Boulevard, as requested by Enrique Omar Maldonado
- B. Hold Public Hearing and Consider the Special Use Permit for a Licensed Child Care Home, being Lot 2, Las Villas at Autumn Ridge Subdivision, located at 3511 Monette Street, as requested by Yadira P. Castillas Leonel
- C. Hold Public Hearing and Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, being Lot 1, Eulogio Diaz Subdivision, located at 3721 North Doolittle Road, as requested by Miguel A. Andrade Estrada

7. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Carmen Avila Subdivision Phase 5, being a 33.13 acre tract out of Tract 156, San Salvador Del Tule Grant, located at 8600 North Alamo Road, as requested by Quintanilla, Headley and Associates, Inc.
- B. Consider the Preliminary Plat of RG Estates Phase III, being a 10 acre tract out of Lot 7, Block 23, Santa Cruz Gardens Unit No. 2, located at 4100 East Ingle Road, as requested by Quintanilla, Headley and Associates, Inc.
- C. Consider the Preliminary Plat of Cole Crossing Subdivision, being an 18 acre tract of land out of Lots 12 & 13, Block 35, Santa Cruz Gardens Unit No. 2, located at 2200 Ramseyer Road, as requested by SDI Engineering, Inc.
- D. Consider the Preliminary Plat of University Village on 10<sup>th</sup> Subdivision, being a 34.56 acre tract being part or portion of Lot 1, 2, and 3, Lomas Y Lagos Subdivision, located on the east side of 10th Street (SH 336), and south of University Drive (SH 107), as requested by Rio Delta Engineering, Inc.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code (UDC) as follows: 1) Section 7.502 (C) Streets and Rights of Way, Perimeter Streets; Pavement or Fee in Lieu Required and 2) Section 8.213 Sidewalks, RG Estates Phase III Subdivision, a 10 acre tract being all of Lot 7, Block 23, Santa Cruz Gardens Unit No. 2 Subdivision, located at 4120 East Ingle Road, as requested by Quintanilla, Headley and Associates, Inc.

9. **CONSENT AGENDA**

- A. Consider the Final Plat of Newcastle Subdivision, being a 9.63 acre tract of land out of Lot 8, Block 2, Steele and Pershing Subdivision, located at the northeast corner of Wisconsin Road, as requested by Quintanilla, Headley, and Associates, Inc.
- B. Consider the Final Plat for Queens Court Subdivision, being a 2.64 acre tract out of Lot 6, Block 2, Steele and Pershing Subdivision, located at 2701 West Wisconsin Road, as requested by Quintanilla, Headley and Associates, Inc.

10. **DIRECTOR'S REPORT**

- A. City Council Actions: August 17, 2021, September 7, 2021, September 21, 2021, & October 5, 2021
- B. Unified Development Code Update
- C. APA Conference

11. **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 during regular working hours, on October 8, 2021 at 4:25 P.M.

*Alejandra Gonzalez*

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Alejandra Gonzalez, 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.**