



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 8, 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 feel to be appropriate.
5. **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 & 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.

6. **MINUTES**

- A. Consider Approval of the Minutes for October 11, 2022 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily and Urban (RM) District, Lots 12-19, Ebony Hills Subdivision, 1510 South 7<sup>th</sup> Avenue, as requested by Servando Cavazos on behalf of Ronnie Cavazos
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary, (RP) District, being the north 6.00 acres out of the south 12.00 acres of the east ½ of Lot 9, Section 278, Texas-Mexican Railway Company's Survey, located at 1801 South Mon Mack Road, as requested by Mario A. Salinas on behalf of Cohab, LLC.
- C. Consider the Rezoning Request from Residential, Multifamily and Urban (RM) and Residential, Primary (RP) Districts to Commercial, Neighborhood (CN) District, being Lots 1 and 2, Bar Subdivision Unit No. 2, and the south 142.50 feet of Lot 1, Hilda Subdivision No. 1, located at 4009 and 4117 North Doolittle Road, as requested by Edith Campos on behalf of Genesis Linette Garza et al.
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Lots 1, 2, and 3, Block 242, Edinburg Original Townsite, located at 1102, 1106, and 1110 East McIntyre Street, as requested by Sheriff Muse-Ariyoh & OMEGA on behalf of Juan A. and Diana S. Hernandez
- E. Consider the Rezoning Request from Urban University (UU) District to Residential, Multifamily and Urban (RM) District, a 4.50 acre tract of land out of the east 155 feet of the west 10 acres of the east 30 acres of Lot 5, Section 273, Texas-Mexican Railway Company's Survey, located at 2021 West University Drive, as requested by Rene Barrera, P.E., on behalf of Aaron Herrera A et al.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 5.211 Water Rights and Cost Participation for Monte Sinai Subdivision, having a 5.11 acre tract of land out of Lot 5, Whittenburg & Looney Subdivision, located at 6822 Barb Mar Lane, as requested by Yazmin V. Limon De Hoyos.
- B. Consider Variance Request to the City's Unified Development Code Section 5.203-1 Right-of-Way Widths & Paving Width for Las Magnolias Subdivision, being a 9.11 acre tract of land out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 4001 South Veterans Road, as requested by CLH Engineering, Inc.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat of Tesoro De Santa Cruz Subdivision, being a 24.58 acre tract of land out of Lots 5, 6, 7, and the east 5.63 acres of Lot 8, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, located at 3000 East Davis Road, as requested

- B. Consider the Preliminary Plat of The Villas on Canton Subdivision, being a 10.00 acre tract of land out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat of Curve Crossing Subdivision, being 5.60 acres tract of land out of Lot 15, Block 65, Alamo Land and Sugar Company Subdivision, located at 6500 East Curve Road, as requested by NAIN Engineering LLC.
- D. Consider the Final Plat approval of Roger Coves Subdivision Phase A, being a 19.71acre tract of land out of Lots 9, Section 239, Texas-Mexican Railway Company Subdivision, located at 920 West Rogers Road, as requested by Rio Delta Engineering.
- E. Consider the Final Plat approval of The Heights on Wisconsin, Phase III Subdivision, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES Engineering.

10. **OTHER BUSINESS**

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 5:05 P.M. on Friday November 4, 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.**