



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 9, 2021 - 04:00 PM  
CITY HALL-COUNCIL CHAMBERS  
415 WEST UNIVERSITY DR.  
EDINBURG, TEXAS 78541**

**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 3-5 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.

4. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District, a 1.00 acre tract of land, being a portion of the North 5.00 acres of Lot 10, Section 244, Texas-Mexican Railway Company's Survey, located at 424 East Rogers Road, as requested by Berta A. Salazar

- B. Consider the Comprehensive Plan Amendment from Agriculture Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, a 1.00 acre tract of land, being a portion of Block 11, Baker's Subdivision, located at 14701 North I-69C, as requested by R.E. Garcia & Associates
- C. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, being a 17.373 acre tract of land, being out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4801 South Veterans Boulevard as requested by Melden & Hunt, Inc.
- D. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Auto-Urban Residential (AU) District to Urban Residential (UR) District, being a 19.531 acre tract of land, out of Lot 16, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3101 East Trenton Road, as requested by Melden & Hunt, Inc.
- E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District, being a 33.58 acre tract out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3301 East Trenton Road, as requested by Quintanilla, Headley & Associates, Inc.
- F. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, being 34.26 acres out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.
- G. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 3.258 acre tract, more or less, out of Lot 2, J.A.S. I. Lavelle Subdivision, located at 3610 South Veterans Boulevard, as requested by Ron Zedek
- H. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being Lot 105, Valley Downs Phase 1 Subdivision, a portion of Man O' War Street abandoned by City of Edinburg Doc. #1921923 O.R., and a portion of Seattle Slew Street abandoned by City of Edinburg Doc. #1921923 O.R., located at 5125 South Business Highway 281, as requested by Gilbert Ortiz, on behalf of Ernesto Salinas
- I. Consider the Initial Zoning Request to Suburban Residential (S) District of a 30 acre tract of land, more or less, consisting of all of Lots 20, 21, and 22, Caledonian Estates, located at 3701 East Curve Road, as requested by Salinas Engineering & Associates

5. **SUBDIVISIONS (PUBLIC HEARINGS)**

- A. Consider the Preliminary Re-plat of Lots 7 & 11, North Industrial Park Subdivision, being an 8.22 acre tract of land out of Lots 7 & 11, North Industrial Park Subdivision, located at 6930 Democracy Drive, as requested by R.E. Garcia & Associates

6. **CONSENT AGENDA**

- A. Consider the Final Plat for Russell Park III & IV Subdivision, being a 20.49 acre tract out of Lots 15 & 16, Section 244, Texas-Mexican Railway Company's Survey, located at 400 East Russell Road, as requested by Cruz-Hogan Consultants, Inc.
- B. Consider the Final Plat for Las Olas Subdivision, being a 25.331 acre tract out of Lot 9, Block 53, Alamo Land & Sugar Company Subdivision, located at 5900 East Alberta Road, as requested by Melden & Hunt, Inc.

7. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Citrus Gardens Subdivision, being a 10.07 acre tract out of Lot 13, Block 39 of the Santa Cruz Gardens Unit No. 2 Subdivision, located at 2700 East Davis Road, as requested by RO Engineering, PLLC.
- B. Consider the Preliminary Plat of The Heights on Trenton Phase II Subdivision, being a 33.58 acre tract out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3501 East Trenton Road, as requested by Quintanilla, Headley & Associates, Inc.
- C. Consider the Preliminary Plat of T&O Ranch No. 2 Subdivision, being a 4.95 acre tract of land out of Lots 2 & 3, Block 28, Santa Cruz Gardens Unit 2 Subdivision, located at 7100 East Benito A. Ramirez Road, as requested by Quintanilla, Headley & Associates, Inc.
- D. Consider the Preliminary Plat of Jalpa Oaks Subdivision, being a 17.37 acre tract out of Lots 31 and 32, M.L. Woods Co. Tract No. 4 Subdivision, located at 4801 South Veterans Road, as requested by Melden & Hunt, Inc.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider the Variance to Article 7 Section 7.502, Roadway Widening, T&O Ranch No. 2 Subdivision, a 4.95 acre tract of land out of the East ½ Lots 2 and 3, Block 28, Santa Cruz Gardens Unit 2 Subdivision, located at 7100 East Benito A. Ramirez Road, as requested by Quintanilla, Headley & Associates, Inc.
  
- B. Consider the Variance to Article 8 Section 8.2041 and 8.213 Street Standards, Sidewalks and Trails, Monarco Estates Subdivision, being a 37.576 acre tract out of Lot 16, Block 53, Alamo Land and Sugar Company's Subdivision, located at 6001 East Owassa Road, as requested by Melden & Hunt, Inc.
  
- C. Consider the Variance to Article 7 Section 7.404B Blocks and Block Length, Citrus Gardens Lot 13, Block 3, Santa Cruz Gardens Unit No. 2, located at 2700 East Davis Road, as requested by RO Engineering
  
- D. Consider the Variance to Section 7.404B Blocks and Block Length, Oak Hill at Villanueva Estates Phase 2 Subdivision, being 13.564 acres out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey, located at 1201 North Hoehn Road, as requested by Melden and Hunt, Inc.

9. **DIRECTOR'S REPORT**

- A. Unified Development Code Update

10. **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, on Friday, November 5, 2021 at 9:00 P.M.



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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.**